

PRIDE LANDING SUBDIVISION PROTECTIVE COVENANTS

1. All lots in a subdivision known as Pride Landing Subdivision, a plat of same being recorded in Plat Book 5, Page 41, in the Office of the Judge of Probate of Colbert County, Alabama, shall be used solely for private residential purposes only, and no commerce of any nature whatever shall be carried on on any lot. No apartments, deplexes, boarding houses, rooming houses, trailers or other movable living quarters shall be permitted on any lot and no temporary structure, tent, trailer or other movable living quarters; basement, shack, or other temporary living quarters of any nature whatever shall be occupied and resided in on any lot. Not more than one (1) single family dwelling house shall be constructed on any lot.

2. No dwelling house shall be constructed on any lot closer than thirty-five (35') feet to the front lot line, no closer than ten (10') feet to any side lot line, exclusive of one (1) story open porches, stoops and other entrance ways.

3. No dwelling house shall be constructed on any lot of less than one thousand six hundred (1600) square feet of heated living space and no house shall be constructed of exposed concrete blocks, painted or unpainted or stuccoed construction or asbestos siding of any nature whatsoever.

4. Off street parking must be provided with each dwelling house constructed. No fence shall be constructed closer than thirty-five (35') feet to the front lot line and any and all fences shall be of substantial and ornamental construction.

5. The protective covenants shown hereon run with the land and are binding on the owner, its successors and assigns, and shall be binding on all persons claiming under them, until January 1, 2005, at which time said protective covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a

majority of the then owners of said lots, it is agreed to change the same.

Done this the 2 day of September, 1980.

/s/ Charles Rosser

William Gardiner

A. D. McNees

Filed: September 11, 1980
Recorded: Book 388, Page 167.

Compliments of Alabama Land Services