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RESTRICTIONS TO BE APPLICABLE TO
STEEPLECHASE

9120 304

33930
6698

1. All lots on the recorded subdivision plat shall be subject to the provisions hereof.

2. No lot shall be used except for residential, single family purposes. No structures shall be erected, altered, placed or permitted to remain on any lot other than one detached, single-family dwelling and private garage and accessory buildings and structures such as swimming pools, enclosed storage rooms, screened enclosures and patios. Off street parking for at least two vehicles must be erected.

3. No carports shall be permitted. All garages shall be enclosed and shall be at least adequate to house two standard-sized American cars. All garage doors shall be operable. All vehicles on the premises must be kept totally enclosed and not visible from the street. No work may be done on any motor vehicle on the premises except in a totally-enclosed garage.

4. No temporary structures may be placed on the premises except necessary shelters used by builders during construction, and these must be removed upon completion of construction.

5. No trailers, boats, boat trailers, recreational vehicles or motor homes may be kept upon the premises except in totally-enclosed garages.

6. No residence may be constructed unless it contains at least 1800 square feet of finished, heated and cooled, enclosed living area. No unfinished storage, utility room, basement, attic, breeze way, porch, or garage shall be counted as part of the living area for the purpose of determining the minimum building size. No structure may be used for living purposes except the dwelling house.

7. a) No building shall be built closer than 35 feet to the front line, 30 feet to the rear lot line, and 12 feet to any side lot line, and in no event closer than the setback lines shown on the recorded subdivision plat.

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b) Whenever the owner of two contiguous lots, or 9120-305 portions thereof, constructs a dwelling partly on both lots, the side lot line restriction in (a) hereof does not apply to the side lot line which forms a common boundary between such lots.

8. An enclosure at least 36" in height shall be maintained, including a gate or door, for placement of all trash and garbage cans. All exterior machinery, air conditioning compressors and other mechanical features or storage or fuel tanks shall be screened by a similar structure or landscaping approved by subdividers.

9. Only finished materials such as brick, stucco, painted siding and stained or painted wood shall be used for exterior surfaces of any structures.

10. All fences shall be a type and quality similar to the dwelling on said lot. No chain link fences shall be allowed. Each fence shall have a gate. If the fence has only one finished side it must be the side exposed to the public. No fence may be erected nearer the front lot line than the rear line of the dwelling. All gardens shall be fenced so they are not visible from the street.

11. No signs may be displayed to public view except one identification sign not more than two square feet in size and one temporary real estate sign not more than five square feet in area.

12. The recorded plat designated utility easements. Owner shall maintain this area, but may place no obstruction which interferes with the use and maintenance of such easements.

13. No exterior antennas may be installed or maintained. No satellite receiver may be installed or maintained unless hidden from public view or enclosed in substantially the same manner as in item 8 hereof.

14. No noxious or offensive activity may be maintained on the property. All domestic animals allowed shall be kept within an enclosed area or on a leash.

15. No commercial activity shall be maintained on the property, nor shall anything be done which may be or become an annoyance or nuisance.

16. Only caged birds, domestic dogs and cats may be kept on the premises. No other animals may be kept, and no animals shall be allowed off the premises of the Owner's lot except on a leash.

17. Each lot shall be connected to public water and approved sewer facilities before occupancy of any improvements.

18. These covenants are enforceable by subdivider or by any individual lot owner. They shall run with the land and be binding for 20 years from the date of recording, and shall automatically extend for successive 10 year periods unless amended by majority vote of the owners. No amendment is effective until duly recorded.

Adopted, to be effective on the date said Steeplechase subdivision plat is duly recorded, on this 22nd day of August, 1991.

STATE OF ALA. CLERK OF COURT
I CERTIFY THIS INSTRUMENT
WAS FILED ON

1991 NOV -1 AM 9:27

RECORDED BOOK & PAGE SHOWN
DATE _____ YRS. TAX _____

10. TAX
11. (Circled)
12. (Circled)

Cecil O. Campbell
Cecil O. Campbell

Barbara A. Campbell
Barbara A. Campbell

Cecil O. Campbell, II

STATE OF ALABAMA

COUNTY OF COLBERT

I, the undersigned, a notary public in and for said county in said state, hereby certify that Cecil O. Campbell and Barbara A. Campbell, husband and wife, and Cecil O. Campbell, II, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day
of August, 1991.

Notary Public

[SEAL]

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