

**DECLARATION OF PROTECTIVE COVENANTS  
FOR**

*Smith Farm*

**A RESIDENTIAL SUBDIVISION**

# TABLE OF CONTENTS

## **Article 1. DEFINITIONS**

- 1.01 Association
- 1.02 Common Area or Common Areas
- 1.03 Developer
- 1.04 Institutional Mortgagee
- 1.05 Lot or Lots
- 1.06 Owner or Owners
- 1.07 Property
- 1.08 Yard

## **Article 2. PROPERTY SUBJECT TO THIS DECLARATION, ADDITIONS THERETO, DELETIONS THERE FROM**

- 2.01 Legal Description
- 2.02 Platting and Subdivision of the Property

## **Article 3. ARCHITECTURAL CONTROL**

- 3.01 Architectural Review and Approval
- 3.02 Architectural Control Committee
- 3.03 Powers and Duties of the Committee.
- 3.04 Review Documents.
- 3.05 Design Criteria, Structure
- 3.06 Limitations of Liabilities
- 3.07 Exclusive Residential Use and Improvements
- 3.08 Subsurface Conditions
- 3.09 Variance Requests
- 3.10 Landscaping and Irrigation
- 3.11 Setback Requirements
- 3.12 Fences

## **Article 4. EASEMENTS**

- 4.01 Owners' Easement with Respect to Common Areas
- 4.02 Drainage Easement
- 4.03 Utility Easement
- 4.04 Shared or Joint Driveways
- 4.05 Additional Easements and Uses
- 4.06 Sidewalk and Access Easements
- 4.07 Other Common Area
- 4.08 Parking
- 4.09 Additional Documents
- 4.10 Limitations

**Article 5. COVENANTS FOR MAINTENANCE ASSESSMENTS**

- 5.01 Affirmative Covenant to Pay Assessments
- 5.02 Purpose of Assessments
- 5.03 Annual Assessments
- 5.04 Special Assessments
- 5.05 Duties of the Board of Directors
- 5.06 Date of Commencement and Due Date for Assessments
- 5.07 Allocation of Assessment
- 5.08 Certificates Concerning Assessments
- 5.09 Liability of Owners for Assessments
- 5.10 Effect of Non-Payment of Assessments: The Lien, the Personal Obligation;
- 5.11 Exempt Property
- 5.12 Initial Assessments
- 5.13 Developer Exemption
- 5.14 Construction Activities

**Article 6. COMMON EXPENSES**

- 6.01 Maintenance and Repair of Common Areas
- 6.02 Management
- 6.03 Property Taxes
- 6.04 Reserves
- 6.05 Fidelity and Directors' Insurance
- 6.06 Interested Transactions
- 6.07 Enforcement of Declaration and Rules and Regulations

**Article 7. RESTRICTIONS ON USE**

- 7.01 Maintenance
- 7.02 Construction
- 7.03 Animals
- 7.04 Nuisance
- 7.05 Minerals
- 7.06 Garbage
- 7.07 Signs
- 7.08 Damaged Structures
- 7.09 Boats, Trailers and Campers
- 7.10 Trees
- 7.11 Firearms
- 7.12 Due Care
- 7.13 Time of Construction
- 7.14 Drainage
- 7.15 Entrance to Property and Roadways

**Article 8. MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION**

- 8.01 Membership
- 8.02 Voting

**Article 9. RIGHTS OF DEVELOPER**

- 9.01 Indemnification
- 9.02 Limitation of Liability

**Article 10. NATURE OF PROTECTIVE COVENANTS: DEFAULTS AND REMEDIES**

- 10.01 Protective Covenants Running with the Land
- 10.02 Default
- 10.03 Remedies for Default
- 10.04 Nature of Remedies; Waiver
- 10.05 Assignment
- 10.06 No Right of Reverter

**Article 11. AMENDMENT OF DECLARATIONS**

- 11.01 Amendment by Developer
- 11.02 Restrictions on Amendment
- 11.03 Scrivener's Error

**Article 12. GENERAL PROVISIONS**

- 12.01 Notices
- 12.02 Severability
- 12.03 Governing Law
- 12.04 Captions
- 12.05 Usage
- 12.06 Conflict
- 12.07 Effective Date
- 12.08 Owner's Acceptance

STATE OF ALABAMA}  
JEFFERSON COUNTY}

**DECLARATION OF PROTECTIVE COVENANTS  
FOR  
SMITH FARM, A RESIDENTIAL SUBDIVISION**

THIS DECLARATION OF PROTECTIVE COVENANTS (Declaration) is made as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by CK Enterprises, L.L.C., an Alabama limited liability corporation (Developer), and declares that the real property hereinafter described is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens hereinafter set forth (the Protective Covenants).

WHEREAS, the Developer is presently the owner of certain real property known as Smith Farm and located in the City of Hoover, Jefferson County, Alabama, as shown by the Preliminary Plat Map of Smith Farm, as recorded in Map Book \_\_\_\_\_, Page \_\_\_\_\_, in the Office of the Judge of Probate of Jefferson County, Alabama (the Record Map); and

WHEREAS, the Developer desires to establish and enforce uniform standards of development and constructional quality and to provide for the effective preservation of the appearance, value and amenities of real property herein described and for maintenance and administration of certain areas thereof which benefit all owners of property therein and, to this end, desires to subject said real property, to this Declaration, for the benefit of the said real property and each owner thereof; and

WHEREAS, the Developer has deemed it desirable for the establishment and enforcement of uniform standards of development quality and the effective preservation of the appearance, value and amenities to create a not for profit corporation (the Association) to which should be delegated and assigned the powers of maintaining and administering certain areas thereof which benefit all owners of property therein and enforcing this Declaration and of levying, collecting and depositing such charges and assessments as may be authorized in this Declaration for that purpose; and

WHEREAS, the Developer has incorporated or will incorporate the Association under the Alabama Nonprofit Corporation Act for the purpose of, among other things, exercising the aforesaid functions.

NOW, THEREFORE, the Developer declares that the real property described in Section 2.01 hereof, is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration, which shall be construed as and deemed to be covenants running with the land and shall be binding on and inure to the benefit of all parties having a right, title or interest in the said real property, as well as their grantees, heirs, successors and assigns.

**Article 1.  
DEFINITIONS**

The following words, when used in this Declaration (unless the context shall prohibit), shall have the following meanings:

- 1.01 "Association"** shall mean and refer to Smith Farm Homeowners Association, Inc., a not for profit corporation, formed, or to be formed at or about the time of the filing of this Declaration, under the Alabama Nonprofit Corporation Act, as well as its successors or assigns. This Declaration is referred to in the Articles of Incorporation (the Articles) and Bylaws (the Bylaws) of the Association.

- 1.02 **"Common Area" or "Common Areas"** as the case may be, shall mean and refer to all real and/or personal property owned by the Association, or later acquired by or transferred to the same, including property which the Association owns, leases, holds an easement, or otherwise maintains for the use or enjoyment of the members of the Association, including, without limitation, a right of use, such as but not limited to, easements for ingress and egress to and within the Property and easements for surface water collection and retention or detention. The Common Area shall include, in addition to the property and areas mentioned above, any portions of any Lot or Lots or other areas referred to on the Recorded Map and survey of the Smith Farm subdivision as "Common Area." The use of the Common Areas shall be restricted to landscape, entry features, drainage and retention or detention, medians, sidewalks and other pedestrian and/or bicycle paths, lighting, or any other use which the Board of Directors or other governing body of the Association may permit or allow.
- 1.03 **"Developer"** shall mean and refer to CK Enterprises, L.L.C., an Alabama limited liability corporation, or its successors or assigns if such successors or assigns acquire any portion of the property from CK Enterprises, L.L.C., or its successors or assigns, assume in writing the obligations of Developer, and are designated as successor developer by CK Enterprises, L.L.C., or its successors or assigns. No mortgagee of the Property shall become Developer merely by virtue of acquiring an ownership interest in the Developer's interest in all or any part of the Property as a result of realizing on the Property as collateral for a loan to Developer or its successors or assigns. Such a mortgagee may become a Developer by assuming in writing the obligations of the Developer and being designated by CK Enterprises, L.L.C., or its successors or assigns. If CK Enterprises, L.L.C., ceases to function as Developer and if no other entity has assumed the duties of Developer, the Association shall be deemed the Developer.
- 1.04 **"Institutional Mortgagee"** shall mean and refer to any federal or state chartered bank, life insurance company, mortgage lender, federal or state savings and loan association, real estate investment trust, or other entity, agency or subdivision regularly engaged in the extension of credit secured by real estate mortgages which holds a duly recorded mortgage or other lien upon any Lot or portion of a Lot or any interest therein.
- 1.05 **"Lot" or "Lots"**, as the case may be, shall mean and refer to individual residential lots within the Property as reflected in and on the recorded subdivision plat(s) of the Property as such may be recorded in the Office of the Judge of Probate of Jefferson County, Alabama, as the same may be amended from time to time.
- 1.06 **"Owner" or "Owners"**, as the case may be, shall mean and refer to those persons or entities who or which have fee simple title to any Lot or Lots, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
- 1.07 **"Property"** shall mean and refer to all real property which is subject to this Declaration pursuant to Article 2 hereof.
- 1.08 **"Yard"** shall mean any and all portions of land lying within any Lot outside the exterior structural walls of the primary building constructed on such Lot. The Front Yard shall mean the land lying between any Lot line fronting a street and the nearest exterior structural wall of the primary building. The Rear Yard shall mean the land lying between the Lot line that runs in substantially the same direction as the Lot line fronting the street and the rear exterior wall of the primary building except that in the case of lots fronting more than one street the Rear Yard shall be the land lying between the Lot line which is the greatest in distance from the street and the primary building. The Side Yards shall mean the land lying between all other Lot lines and the nearest exterior structural all of the primary building.

**Article 2.**

**PROPERTY SUBJECT TO THIS DECLARATION, ADDITIONS THERETO,  
DELETIONS THERE FROM**

- 2.01 Legal Description.** The real property which presently is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Jefferson County, Alabama, and is described in the Preliminary Plat Map of Smith Farm, as recorded in Map Book \_\_\_\_\_, Page \_\_\_\_\_, in the Probate Office of Jefferson County, Alabama.
- 2.02 Platting and Subdivision of the Property.** The Developer retains the right and shall be entitled at any time and from time to time, to subdivide, plat or re-plat all or any portion of the Property, and to file subdivision restrictions or amendments thereto with respect to any undeveloped portion or portions of the Property.

**Article 3.**

**ARCHITECTURAL CONTROL**

**3.01 Architectural Review and Approval.**

- (a) All plans and specifications for any structure or improvement whatsoever to be erected on or moved upon any Lot, the proposed location thereof on any Lot, the construction material, exterior paint and finishes, the roofs, landscaping, and later changes or additions after initial approval thereof and any remodeling, reconstruction, alterations or additions thereto on any Lot shall require the approval in writing (the "Letter of Approval") of the Committee (as described in Section 3.02 below) before any work is commenced. The scope of review by the committee shall be limited to exterior appearance only and shall not include any responsibility, liability or authority to review for structural soundness, integrity, interior design, compliance with building or zoning codes or standards, or any other factors.
- (b) No improvement or structure of any kind, including, without limitation, any building or fence, shall be commenced, erected or maintained upon any Lot, nor shall any addition, change or alteration thereof be made unless and until the Committee shall have issued a Letter of Approval with respect thereto.

**3.02 Architectural Control Committee.**

- (a) All architectural review and control functions shall be administered and performed by the Architectural Control Committee (the "Committee"). The Committee shall be composed of three (3) members, and at all times, at least two-thirds (2/3) of the membership of the Committee shall be composed of Owners of Lots in the Property; provided, however, that Developer reserves the right to appoint the initial and successor members of the Committee, none of whom need be an Owner of a Lot in the Property, until the Developer no longer owns any Lots within the Property, or until Developer elects to terminate its control of the Committee, whichever shall first occur. After terminating control of the Committee by Developer, the members of the Committee shall be appointed by, and shall serve at the pleasure of, the Board of Directors of the Association.
- (b) The Committee shall not be required to conduct regular meetings. The Committee may conduct special meetings upon five (5) days notice from the Chairman elected by such Committee at such times and locations as may be established by the Committee.
- (c) The members of the Committee may, as a Common Expense, retain the services of a licensed architect, licensed engineer, licensed landscape architect, or other licensed professional to provide advisory services to and consult with the Committee in connection with the performance of its rights and duties hereunder.

- 3.03 Powers and Duties of the Committee.** The primary authority of the Committee shall be to examine and approve or disapprove all initial and subsequent plans, for construction of improvements on Lots within the Property in accordance with the provisions of this Declaration. The Committee shall have (among others) the following powers and duties:
- (a) To propose, adopt, alter and amend rules and regulations applicable to builders, general contractors, and subcontractors who are engaged in the construction of improvements on any Lot or any portion of the Common Area within the Property.
  - (b) To require submission to the Committee of plans and specifications for any improvement or structure of any kind, and any change, modification or alteration thereof, including, without limitation, any such improvement or change to any building or fencing the construction or placement of which is or is proposed upon my Lot. Such plans and specifications shall be in such form and shall contain such information as is required in Section 3.04 hereof.
  - (c) To approve or disapprove the submitted plans and specifications for any improvement or structure as hereinabove described prior to commencement of construction of such improvement or structure and to approve or disapprove any improvements constructed pursuant to such plans and specifications after the same have been fully completed. Prior to the use or occupancy of any improvement or structure constructed or erected on any Lot, the Owner thereof shall apply for a certificate from the Committee (Compliance Certificate) that the construction thereof has been completed in accordance with the aesthetic requirements of the plans and specifications approved by the Committee. If any improvement or structure as aforesaid shall be completed, changed, modified or altered without the prior approval of the Committee, or shall not be completed, changed, modified or altered in accordance with the approvals granted by the Committee, then the Owner shall, upon and in accordance with a demand by the Committee, cause the property, improvement or structure: either to be restored to its original condition or to comply with the plans and specifications as approved by the Committee, and shall bear all costs and expenses of such restoration or compliance, including the costs and attorneys' fees of the Committee. Notwithstanding the aforesaid, after the expiration of one year from the date of final completion of any such improvement or structure, such improvement or structure shall be deemed to comply with all of the provisions hereof unless notice to the contrary shall have been recorded in the Probate Office of Jefferson County, Alabama, or legal proceedings shall have been instituted to enforce such compliance. Any agent or member of the Committee may at any reasonable time enter any building or property subject to the jurisdiction of the Committee which is under construction or on or in which the agent or member may believe that a violation of the Protective Covenants in this Declaration is occurring or has occurred. The Committee may, from time to time, delegate to a person or persons, who may or may not be a member of the Committee, the right to approve or disapprove plans and specifications and to issue such certification. The approval by the Committee of the builder or contractor and/or plans and specifications submitted for its approval, as herein specified, shall not be deemed to be a waiver by the Committee of the right to object to such builder or contractor and for any of the features or elements embodied in such plans or specifications if and when the same builder or contractor and/or the same features and elements are embodied in any plans and specifications subsequently submitted for approval for other Lots. Any Owner aggrieved by a decision of the Committee shall have the right to make a written request to the Board of Directors of the Association (the "Board"), within thirty (30) days of such decision, for a review thereof. The determination of the Board, after reviewing any such decision, shall in all events be conclusive.
  - (d) To adopt fees to reimburse the Association for the necessary and reasonable costs incurred by it in processing and reviewing requests for Committee approval of any matters



under its jurisdiction. Such fees, if any, shall be payable to the Association, in cash, at the time that any application for approved is sought from the Committee. In the event such fees are not paid by the Owner, they shall become a lien of the Association on the affected Lot, enforceable in the manner specified in Article V hereof.

- (e) To modify, amend, or otherwise change the design criteria set forth in Section 3.05 below, so long as such modification, amendment, addition or change will not, in the opinion of the Committee, be inconsistent with the architectural environment of the Property or have a material adverse effect on improvements then existing within the Property, or to adopt and approve additional design criteria for the Property. Such changes or additional criteria shall be effective upon approval in writing by
  - (i) A majority of the members of the Board of Directors of the Association at a meeting duly called and noticed and at which a quorum is present, and
  - (ii) the Developer if the Developer shall then own any Lots. Notice of adoption of any change hereto or of any additional design criteria shall be available to each member of the Association, but delivery shall not be a condition precedent to adoption of such modification or additional criteria, or the validity and enforceability thereof.

**3.04 Review Documents.** Two sets of the drawings and specifications (herein referred to as "Plans") for the exterior of each house or other structure proposed to be constructed on each Lot shall be submitted for review and approval to the Committee. The Plans submitted to the Committee may be retained by the Committee. Said Plans shall be delivered to the general office of the Committee or to the office of the administration agent designated to service the Committee at least seven (7) business days prior to the date construction is scheduled to commence. All Plans submitted shall include the following:

- (a) A site plan, foundation plan and floor plan.
- (b) All Plans for structures shall be not less than one-eighth (1/8) inch to one foot scale.
- (c) The site plan must take into consideration the particular topographic and vegetative characteristics of the Lot or Lots involved.
- (d) The Plans must include the elevations of all sides of the proposed structure.
- (e) The Plans shall show all existing and planned improvements, access streets and walkways, driveways, setbacks, easements of record and driveways.
- (f) All Plans must include a summary exterior specifications list of proposed materials on a form designated or approved by the Committee of proposed materials.

**3.05 Design Criteria, Structure.**

- (a) It is the intent of Developer that Smith Farm will generally present a consistent architectural environment. The following types of exterior materials, among others, are acceptable, subject to final approval of the actual appearance of such materials by the Committee:
  - (i) Brick will be the primary veneer on the homes. Gables, dormers, and interior chimney chases may be stone, painted wood, siding, cement stucco or synthetic stucco board. All horizontal lapped siding shall have a maximum width of 8 inches per board exposed to weather, except as may be otherwise approved by the Committee.
  - (ii) Any siding used as a veneer other than in a gable shall not exceed fifteen percent of total coverage of the exterior, excluding gables and dormers. Exclusive use of siding as an exterior finish is prohibited.
  - (iii) Natural or synthetic slate roofing shall be permitted, provided no white or other light colored roofing materials shall be permitted. The minimum pitch for the main roof shall be 8:12. Minor roof elements may have a lesser pitch with the approval of the Committee. If the roof design calls for an overhang, the overhang shall be not less than twelve inches from the vertical wall.

- (iv) No concrete block, cinder block or concrete shall be used as an exposed building surface without the express approval of the Committee. Cross tie walls may be permitted in some cases if planned as a part of landscape plan. Any cross tie wall and landscaping must be submitted to and approved by the Committee in writing.
- (b) Exterior materials shall be generally uniform on all sides of a residence, and no artificial, simulated or imitation materials shall be permitted without the prior approval of the Committee after submission of samples. Reflective glass shall not be permitted on the exterior of any dwelling, and no foil or other reflective material which produces the same effect as reflective glass shall be installed on any windows or used for sunscreens, blinds, shades or other purposes.
- (c) Each structure shall have a private, enclosed garage for two cars, unless otherwise approved by the Committee. Electric automatic door closures are required for all garage doors.
- (d) No window or "through wall" air conditioning units shall be allowed. All outdoor air conditioning units shall be located at the side or rear of a dwelling.
- (e) Satellite dishes, not to exceed thirty-six inches in diameter may be permitted if screened so as to not be visible from any street within or without the Property. Any other type of radio antenna, radio receiver, or other similar electronic or radio receiving device must be approved in writing by the Committee. No radio or television signals or any other form of electromagnetic radiation or transmission which may interfere with the reception of radio or television signals within the Property shall be permitted to originate from any lot or dwelling.
- (f) No plumbing or heating ventilators shall be placed on that portion of the roof of any structure which fronts on a street providing primary access to a Lot. All vents, fans or other items protruding from roofs shall be painted in as nearly the same color as the roof covering as is possible and shall be located on the rear or side of the roof. Any material other than natural copper used for roof valleys, flashings, drips, downspouts or gutters shall be painted to blend with roof color or with the color of the exterior finish of the dwelling.
- (g) Tennis courts, full size swimming pools, and other similar recreational facilities are prohibited. Lap pools, outdoor hot tubs, reflecting ponds, saunas, whirlpools, and other such facilities may be constructed, installed and maintained if such can be designed in a way as to be compatible with the Development. All lighting for such facilities and the hours during which such lighting may be used must be approved by the Committee.
- (h) All driveways shall be finished with brick, stone, concrete pavers, asphalt or concrete. Dirt, gravel and loose stone driveways following completion of construction of a dwelling are prohibited
- (i) All chimneys having external chase or chases that penetrate the front roof of any structure shall be at least two feet four inches (2' 4") by four feet (4'-0") in size and will be required to have finished caps. The exterior finish material shall be brick, stone, stucco, masonite or cement based stucco board. Other exterior materials will be considered on written request to the Committee. No horizontal siding shall be permitted on chimney chases.
- (j) All mailboxes shall be located and constructed in accordance with U. S. Postal Service specifications. Developer shall have the right to specify the type, color, design and style of mailbox to be used.
- (k) Street lighting shall consist of low impact lighting
- (l) All exterior windows visible from the street or other units shall be simulated divided insulated windows. There shall be no silver, chrome, aluminum or other metal finish metal doors (including glass sliding doors) and windows of any kind, and shall be wood, wood framed, or approved vinyl or aluminum clad. All window screening must be of a dark colored material.

- (m) Chain link, wire, or metal (other than wrought iron) fences of any type are prohibited. All fences, including materials and location, must be approved by the Committee prior to construction. All fences visible from the street shall not extend beyond the front building setback line of any adjacent lot, and shall not exceed six feet in height above grade.
- (n) Drainage of surface water, storm water, and/or foundation drains may not be connected to sanitary sewers.
- (o) No outside clothes lines or other facilities for drying or airing clothes shall be permitted.
- (p) Barbecue grills and other types of outdoor cooking equipment shall be located only at the side or rear of the dwelling.
- (q) Accessory structures, including, but not limited to, accessory buildings, detached garages, pool houses, utility sheds, and gazebos shall not be permitted. All play equipment shall be located so as to have a minimum visual impact on adjacent properties. Fountains, birdbaths, sculptures or doghouses shall be permitted but shall be limited to the back or side Yards, and only where not visible from the street or other residences. No trailer, tent, shack or barn, whether of a temporary or permanent nature, shall be erected on any Lot at any time.
- (r) All front steps shall be constructed of brick, stone or architecturally treated concrete, provided, such shall be subject to approval of the Committee.
- (s) No facilities, including poles, wires, pipes and conduits for the transmission of electricity, telephone, gas, water, sewer, cable television, security and other uses, shall be placed or maintained above the surface of the ground on any Lot, and no external or outside antennas of any kind shall be maintained, except as is expressly permitted or referred to in Section 3.05(e) above. No Lot Owner shall erect or permit any other party to erect any such overhead wires, poles or facilities of any kind. Each Lot Owner agrees, by acceptance of a deed to a Lot within the Property, to connect utility service lines (including, but not limited to, natural gas, water, sewer, cable television and electricity) at points designated by the Developer.
- (t) Firewood shall be stored only at the rear or side of a dwelling in a location having minimum visual impact on adjoining properties.
- (u) Exterior lights on eaves or under eaves shall be discouraged and must be approved by the Committee. Exterior lighting shall be wall mounted and of low wattage. Lighting will be permitted only if designed in such a way that it cannot be directed to an adjacent property owner.

**3.06 Limitation of Liabilities.** Neither the Committee nor any architect, engineer, agent thereof, Developer, or the Association, shall be responsible in any way for any defects in any Plans or specifications submitted, revised or approved in accordance with the foregoing provisions, nor for any structural or other defects in any work done according to such Plans and specifications. It is specifically agreed that the scope of review by the Committee shall be limited to aesthetic characteristics and appearance only and shall not include any responsibility or authority to review for structural soundness, compliance with building or zoning codes or standards, or any other similar matter. Neither the Committee, nor any member thereof, shall be liable to any Owner for any action taken, or omitted to be taken by the Committee or the individual members thereof in the performance of their respective duties hereunder.

**3.07 Exclusive Residential Use and Improvements.**

- (a) All Lots in the Property shall be known, used, and described as residential Lots and shall be used for single family residential purposes exclusively, and for no other purpose, and no Lot shall be subdivided, voluntarily or involuntarily, so as to decrease the size of any Lot as shown on any Recorded Map or plat. No structure, except as otherwise provided herein, shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family residence dwelling with not more than two stories, excluding the basement as

a story, and a private garage. For purposes of this section 3.07(a), attics, attic areas and roofs shall not be included as a story. No lots may be combined to construct one home. No open deck or other structure requiring separate and independent support to the ground shall be constructed so as to be higher than the top of the first floor of the dwelling unless that deck is not visible and does not affect the privacy of adjacent lots.

- (b) Every residential dwelling erected on any Lot in the Property, exclusive of one-story open porches, garages, carports and other un-air-conditioned, unfinished spaces, shall each include a minimum of one thousand eight hundred (1800) square feet of enclosed, heated, habitable areas, ("finished space") and five hundred (500) square feet of main level garage on the main level.
- (c) No more than one single family shall occupy any dwelling house. For purposes of this section, and except as may be otherwise provided by law, a single family shall mean a group of people related to the Owner, the spouse of the Owner, or any person cohabiting with the Owner by blood or marriage within the first degree of affinity as computed under the civil law

**3.08 Subsurface Conditions.**

- (a) Approval of Plans by the Committee as herein provided shall not be construed in any respect as a statement, representation or warranty of the Committee, the Developer, or any person acting on behalf of them, to the Owner or any other person submitting such Plans, or successors or assigns of such Owner, that the surface or subsurface conditions of the Lot are suitable for the construction of the improvements contemplated by such Plans. It shall be the sole responsibility of the Owner to determine the suitability and adequacy of the surface and subsurface conditions of the Lot for the construction of any and all structures and other improvements thereon.
- (b) Neither the Association, the Committee (and their respective individual members), nor the Developer and its partners, agents, and employees and the officers, directors, agents, and employees of its partners, shall be liable to any Owner, or the successors, assigns, licensees, lessees, employees and agents of any Owner, for loss or damage on improvements, or structures now or hereafter located upon the Property, or on account of injuries to any Owner, occupant, or other person in or upon the Property, which are caused by or result from known or unknown sinkholes, underground mines, limestone formations or any other subsurface conditions under or on the Property.

**3.09 Variance Requests.** The Committee, in its discretion, shall have the authority to modify the requirements of this Article in upon the request for a variance from such requirements by an Owner with respect to his or her Lot. If the Committee grants a requested variance, the nonconforming improvements subject to said request shall not be deemed to be in violation of these covenants. The granting or denial of a request for variance shall not be binding on the Committee, nor shall it have any precedential value, on any further variance requests by the Owner or another Owner.

**3.10 Landscaping and Irrigation.** Each Lot Owner shall submit a design of landscaping for review and approval by the Committee.

**3.11 Setback Requirements.** The setback requirements shall be as shown on the Record Map

**3.12 Fences.** Developer may erect at such locations as Developer deems necessary and in its sole discretion, and Association agrees to repair and maintain said fence(s).

**Article 4.  
EASEMENTS**

**4.01 Owners' Easement With Respect to Common Areas.** Every Owner shall have a right and easement of use and enjoyment in and to all Common Areas subject to the limitations set

forth in this Declaration and such reasonable rules and regulations as may be adopted by the Association.

- 4.02 Drainage Easement.** Drainage flow shall not be obstructed or diverted in any manner from drainage swales, storm sewers and/or utility easements as reflected on the Record Map, or as may hereafter appear on any plat of record in which reference is made to these Protective Covenants. The Developer or the Association may locate and construct drainways for surface water wherever and whenever such action may appear to Developer or the Association to be necessary in order to maintain reasonable standards of health, safety and appearance. These easements and rights expressly include the right to cut any trees, bushes or shrubbery, make any gradings of the soil, or to take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health and appearance. Except as provided herein, existing drainage shall not be altered in such a manner as to divert or prevent the flow of water onto an adjacent Lot or Lots or Common Areas. The provisions hereof shall not be construed to impose any obligation upon Developer or the Association to locate or construct such drainway. No permanent structure may be constructed or placed in such flowage easement area. Each Lot owner also agrees, upon a conveyance of a Lot and by acceptance of a deed to a Lot, to assume all the risks and hazards of ownership or occupancy attendant to such Lots, including but not limited to its proximity to waterways or surface drainage areas.
- 4.03 Utility Easement.** Developer reserves for itself and the Association the right to use, dedicate and/or convey to the appropriate local authority or agency, and/or to the appropriate utility company or other companies, rights-of-way or easements on, over or under the ground to erect, maintain and use utilities, electric and telephone poles, wires, cables, cable television, conduits, storm sewers, sanitary sewers, water mains and other suitable equipment for the conveyance and use of electricity, telephone equipment, gas, sewer, water, cable television, or other public conveniences or utilities, on, in and over the utility easements reflected on the Record Map or as may hereafter appear on any plat of record of Property subject to these Protective Covenants.
- 4.04 Shared or Joint Driveways.** In the event of shared or joint driveways (as reflected on the Record Map), the Developer, or the Owners of Lots with such driveways, as may be appropriate, hereby grant reciprocal easements upon each Lot in favor of the other for purposes of ingress and egress. In no event, however, shall the Developer or any Owner of such Lot use or utilize any shared or joint driveway in a manner that would impair or inhibit the access to and use of the same for the benefit of the adjacent Lot, whether by Developer or said Lot's Owner.
- 4.05 Additional Easements and Uses.** For so long as the Developer owns any Lot, the Developer, and, thereafter, the Association, on its own behalf and on behalf of all Owners, who hereby appoint the Developer and/or the Association, as the case may be, irrevocably, as their attorney-in-fact for such purposes, shall have the right to grant such additional electric, telephone, water, sanitary sewer, landscaping, irrigation, security, maintenance, drainage, gas, cable television and/or other utility, recreational or service easements or facilities (subject to applicable restrictions), in any portion of the Property, and to grant access easements or relocate any existing access easements in any portion of the Property, as the Developer or the Association shall deem necessary or desirable for the proper operation and maintenance of the Property, or any portion thereof, or for the general welfare of the Owners, or for the purpose of carrying out any provisions of this Declaration; provided
- (a) such new easements or relocation of existing easements will not, in the opinion of the Board, unreasonably interfere with any Owner's enjoyment of the portion of the Property owned by such Owner,

- (b) any required work is done at the sole cost and expense of the Association, and after completing such work, the Association will restore any portion of the Property which was affected to the same or as good a condition as existed immediately before the commencement of such work, and
  - (c) following the completion of such work, the Association shall cause a survey to be made of the easement showing its location on the Property and cause the same to be recorded in the Probate Office of Jefferson County, Alabama. Such right of the Developer and/or the Association shall also include the right to provide for such simultaneous or concurrent usage of any presently existing or additional easements for such purposes, not infringing upon their stated purposes, as it may deem necessary or desirable, including, but not limited to, their use for the recreational purposes of the Owners, their respective tenants, employees, guests, invites, licensees and agents.
- 4.06 Sidewalk and Access Easements.** The following sidewalk and access easements, are applicable: Developer does hereby declare, and to the extent necessary grant, bargain, sell and convey to the Owner of each Lot located in the Property an irreversible, non-inclusive reciprocal easement, in common with all other Lot Owners in, over, on, and across all streets and sidewalks located in any Common Area as shown on the Record Map for vehicular and pedestrian ingress and egress to and from the various Lots within the Property; subject, however, to such reasonable rules and regulations as may from time to time be adopted by the Association.
- (a) Lot Owner is required to construct a sidewalk across Lot in accordance with the sidewalk standards and specifications for Smith Farm at Lot Owner's sole expense.
- 4.07 Other Common Areas.** All other Common Areas shown on designated as such on the Record Map shall be used for the purposes so designated thereon by the Owner of each Lot, in common, with the Owners of all other Lots, subject to such reasonable rules and regulations as may be adopted by the Association.
- 4.08 Parking.**
- (a) Parking of vehicles on any street shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m., provided such parking shall at no time impair or impede the free flow of vehicular or pedestrian traffic upon any street or sidewalk within the Property.
- 4.09 Additional Documents.** All Owners agree, upon the request of the Developer, the Committee, the Association, or any other person having the right to do so, to execute such other documents as are necessary or convenient to effectuate the intent of this Declaration with respect to all easements which may be created pursuant to this Article 4.
- 4.10 Limitations.** Any easements which may be created pursuant to this Article 4 shall be appurtenant to, and the benefits and burdens thereof shall pass along with the title to, every Lot and are further subject to the following limitations:
- (a) All provisions of this Declaration and the Articles and Bylaws of the Association;
  - (b) All the rules and regulations governing the use and enjoyment of the Common Areas which may have been or may hereafter be adopted by the Association; and
  - (c) All restrictions contained on any and all plats of all or any part of the Common Areas or any other part or parts of the Property.

## Article 5.

### COVENANTS FOR MAINTENANCE ASSESSMENTS

- 5.01 Affirmative Covenant to Pay Assessments.** Each Owner, by acceptance of a deed or other instrument of conveyance for a Lot, whether or not it shall be so expressed in any such deed or other instrument, including any purchaser at a judicial sale, shall be obligated and hereby covenants and agrees to pay to the Association, in the manner set forth herein, all

assessments or other charges, determined in accordance with the provisions of this Declaration (Assessments).

- 5.02 Purpose of Assessments.** The Assessments levied by the Association shall be used exclusively for the preservation of the appearance, value and amenities of the Property, and in particular for the improvement, preservation, maintenance and administration of the Common Areas (including, without limitation, the payment of Common Expenses under Article 6 below) and of any easement in favor of the Association and/or the Owners, as well as for such other purposes as are properly undertaken by the Association.
- 5.03 Annual Assessments.** The Association shall levy Annual Assessments in such amounts as are necessary to meet the Common Expenses (as defined in Article 6 below) and such other recurring or projected expenses as the Board of may deem appropriate. The Assessment year for the Annual Assessment need not be the calendar year.
- 5.04 Special Assessments.** In addition to the Annual Assessments specified in Section 5.03 above, the Association may at any time levy one or more Special Assessments for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, or expected or unexpected repair to or replacement of any of the Common Areas, including any fixtures and personal property related thereto.
- 5.05 Duties of the Board of Directors.** The Board shall fix the amount of all Assessments, the date of commencement for each Assessment, and the due date of such Assessment, on a per Lot basis, at least thirty (30) days in advance of any such commencement date, and shall, at that time, prepare a roster of the Lots and Assessments applicable thereto, which roster shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the amount of the Assessment, the commencement and due dates shall be sent to every Owner subject thereto not later than seven (7) days after fixing the commencement date.
- 5.06 Date of Commencement and Due Date for Assessments.** The liability of a Lot for any Assessment shall commence on the date or dates (which shall be the first day of a month) fixed by the Board in the resolution authorizing such Assessment. The due date of any such Assessment (which may be different from the commencement date) shall also be fixed in the resolution authorizing such Assessment (but which need not be the first day of a month). Such Assessments shall be payable in advance in monthly, quarterly, semi-annual or annual installments, as so fixed in the resolution authorizing the Assessment.
- 5.07 Allocation of Assessment.** The Board shall allocate a portion of each Assessment to each Lot in the proportion that each Lot bears to the total number of Lots within the Property (to the nearest one-thousandth).
- 5.08 Certificates Concerning Assessments.** The Association shall, upon demand at any time, furnish to any Owner liable for any Assessment, or his designee or any Institutional Mortgagee, a certificate in writing, signed by an Officer of the Association, setting forth whether said Assessment has been paid. Such certificate shall be conclusive evidence of payment of any Assessment therein stated to have been paid.
- 5.09 Liability of Owners for Assessments.** No Owner may exempt himself from liability for any Assessment levied against his Lot by waiver of the use or enjoyment of any of the Common Areas, or by abandonment of the Lot.
- 5.10 Effect of Non-Payment of Assessments: The Lien; Personal Obligation; Remedies of the Association.**
- (a) If any Assessment or other charge or lien provided for herein is not paid in full on the due date set by the Board, then such Assessment, charge or lien shall become delinquent on the thirtieth day thereafter, and together with interest thereon and cost of collection thereof as are hereinafter provided, thereupon become a continuing lien on the Lot encumbered thereby, and also the personal obligation of its Owner, his heirs, and his or its successors and/or assigns. Notice of such delinquency shall be forwarded to such Owner

- and any Institutional Mortgagee having an interest in the Lot. The personal obligation of any Owner to pay such Assessment, however, shall remain his or its personal obligation and shall not pass to any successors or assigns unless expressly assumed by them.
- (b) If any Assessment is not paid within thirty (30) days after the delinquency date, the Assessment shall bear interest from the date of delinquency at the highest rate permitted under Alabama law, and the Association may bring an action against the Owner personally obligated to pay the same, and/or commence the foreclosure of the aforesaid lien against the Lot in like manner as a foreclosure of a mortgage on real property under the laws of the State of Alabama, and there shall be added to the amount of such Assessment all costs associated with such collection of foreclosure, including, without limit, attorneys' fees incurred in attempting to collect such Assessment and in prosecuting any action for the same, and the cost of preparing and filing the complaint in such action; and in the event a judgment is obtained, such judgment shall include the interest on the Assessment as above provided together with the costs of the action. The lien granted to the Association shall further secure such advances for taxes and payments on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association in order to preserve and protect its lien. Any person (except an Institutional Mortgagee) who shall acquire, by whatever means, any interest in the ownership of any Lot, or who may be given or acquire a mortgage, lien or other encumbrance thereon, is hereby placed on notice of the lien granted to the Association and shall acquire his interest in any Lot expressly subject to any such lien of the Association.
- (c) The lien herein granted to the Association shall be perfected by recording a Claim of Lien in the Probate Office of Jefferson County, Alabama, stating the description of the Lot encumbered thereby, the name of its Owner, the amount due and the date when due. The lien shall continue in effect until all sums secured by it, as herein provided, shall have been fully paid. Such Claim of Lien shall include only Assessments which are due and payable when the Claim of Lien is recorded, plus interest, costs, attorneys' fees and advances to pay taxes, prior encumbrances and other proper charges together with interest thereon, all as provided herein. Such Claim of Lien shall be signed and verified by an officer or agent of the Association. Upon full payment of all sums secured by such Claim of Lien, the same shall be satisfied of record. No sale or other transfer of a Lot shall relieve any Owner from liability for any Assessment due before such sale or transfer, nor from the lien of any such Assessment. The written opinion of an officer of the Association that any lien is subordinate to any given mortgage shall be deemed to be dispositive of that issue.
- (d) The lien of any Assessments shall be subordinate to the lien of any Institutional Mortgagee bearing a recording date in the Probate Office of Jefferson County, Alabama, prior to the date of recording the Association's Claim of Lien. Where an Institutional Mortgagee obtains title to a Lot as a result of foreclosure of its mortgage or where any Institutional Mortgagee or its designee accepts a deed to a Lot in lieu of foreclosure, such acquirer of title, its successors and assigns, shall not be liable for any Assessment pertaining to such Lot or chargeable to the former Owner which became due prior to the acquisition of title to such Lot, unless such delinquent Assessment was secured by a Claim of Lien recorded prior to the recordation of the Institutional Mortgagee's mortgage. Nothing herein contained shall be construed as releasing the party liable for such delinquent Assessments from the payment thereof or liability for the enforcement or collection thereof by means other than foreclosure.
- (e) Any person who acquires an interest in a Lot, except an Institutional Mortgagee as specifically provided above, including, but not limited to, persons acquiring title by operation of law or at a judicial sale, shall not be entitled to occupancy of the Lot or the use or enjoyment of the Common Areas until such time as all unpaid Assessments due and owing by the former Owner have been paid in full. Any party who has a contract to



purchase a Lot, or who has made application for a loan secured by a mortgage on said Lot, may, by written request, inquire of the Association whether the Lot is subject to any Assessments which are due and payable and the Association shall give the requesting party a written response within ten (10) days of such inquiry providing information as to the status of Assessments on said Lot. The party making such request may rely on the information set forth in such response and the facts stated therein shall be binding upon the Association.

(f) The Association shall have the right to assign its Claim of Lien, and any other lien rights provided for in this Article 5, for the recovery of any unpaid assessments, to the Developer, to any Owner or group of Owners, or to any third party.

**5.11 Exempt Property.** The Board shall have the right to exempt any portion of the Property from the Assessments, charges and liens created herein provided that such part of the Property exempted is used (and as long as it is used) for any of the following purposes:

(a) As an easement or other interest therein dedicated and accepted by the local public authority and devoted to public use;

(b) As a Common Area as defined in Section 1.02 hereof.

**5.12 Initial Assessments.** No assessments shall be made or levied pursuant to this Article until three residences within the Property are completed and occupied by the Owners thereof.

**5.13 Developer Exemption.** Lots owned by the Developer are exempt from any and all Assessments.

**5.14 Construction Activities.** The Residents of Smith Farm acknowledge and agree that maintenance and repair to the stormwater management ponds may be necessary as a result of its construction of the residential houses. The construction of the residences shall not:

(a) Permanently damage or impair the curbs, gutters and road improvements, landscaping, sedimentation accumulation in ponds, or utilities of Property.

If there is a violation of (a) above, following written notice to the violating party, there shall be a penalty of \$1,000.00 per day for each day that the violation continues. The violating party will remit to Developer any such penalty within five (5) days of written demand from Developer; or the Association in the event that the Association has assumed Developer's duties.

## **Article 6. COMMON EXPENSES**

The following are certain expenses with respect to the Common Areas which are hereby declared to be Common Expenses which the Association is obligated to collect by Assessment and which Owners are obligated to pay as provided in Article 5 hereof. The enumeration below of these expenses shall in no way limit the Association from considering other expenses incurred in managing the Association or any part of the Common Areas and/or the Property as expenses subject to collection by Assessment.

**6.01 Maintenance and Repair of Common Areas.** The cost and expense to keep and maintain the Common Areas in good and substantial repair and in a clean and attractive condition, if any, including the charges in Section 7.01 of this Declaration.

**6.02 Management.** The cost and expense of such

(a) employees or agents, including professional management agents, accountants and attorneys, and

(b) materials, supplies and equipment, as may be needed to provide for the management, supervision and maintenance of the Common Areas, including any actual cost borne by the Developer in the management of the same.

**6.03 Property Taxes.** All ad valorem taxes and other assessments relating and connected to the Common Areas, if any.

- 6.04 Reserves.** The Association shall establish contingency or capital reserves for repairs to Common Area structures such as lighting, street surfacing, and sidewalks. The Association may establish reserves for the payment of Common Expenses in the future.
- 6.05 Fidelity and Directors' Insurance.** Fidelity and Directors' Insurance covering all directors, officers and employees of the Association and all managing agents who handle Association funds, if any.
- 6.06 Interested Transactions.** The Association may obtain materials and services from the Developer or any of its affiliates in connection with the management of the Association or any part of the Common Areas as herein contemplated; provided, that the compensation for such materials and/or services is, in the opinion of the Association, comparable with the compensation of any non-affiliated third party providing similar materials and/or services which can be reasonably made available to the Association.
- 6.07 Enforcement of Declaration and Rules and Regulations.** All fees, costs and expenses, including attorneys' fees through all appellate levels, in connection with the Association's duty to enforce all of the Protective Covenants and other terms contained in or imposed by this Declaration, and all rules and regulations adopted pursuant to the Articles, by the Bylaws or this Declaration.

## Article 7. RESTRICTIONS ON USE

- 7.01 Maintenance.**
- (a) It shall be the responsibility of each Owner to prevent any unclean, unsightly or unkept conditions of buildings or grounds on such Lot which shall tend to decrease the beauty of the specific area or of the neighborhood as a whole.
- (b) All Lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in a neat and attractive condition and in such manner as to prevent their becoming unsightly by reason of unattractive growth on such Lot or the accumulation of rubbish or debris thereon. In order to implement effective control of this item, Developer reserves for itself, its agents and the Association, the right, after ten (10) days' notice to any Owner of a Lot, to enter upon such Lot with such equipment and devices as may be necessary for the purpose of mowing, removing, clearing, or cutting underbrush, weeds or other unsightly growth and trash which, in the opinion of the Developer or the Association, detracts from the overall beauty and safety of the Property. Such entrance upon such property for such purposes shall be only between the hours of 7:00 a.m. and 6:00 p.m. on any day except Sunday, and shall not be a trespass. Developer or the Association may charge the Owner a reasonable cost for such services, which charge shall constitute a lien upon such Lot enforceable in accordance with Section 5.10 of this Declaration. The provisions of this section shall not be construed as an obligation on the part of Developer or the Association to mow, clear, cut or prune any lot nor to provide garbage or trash removal services.
- (c) From and after the time any residence or any Lot within the Property is completed and occupied by any Owner, the Association shall be charged with the maintenance and upkeep, including the cutting and trimming of all grass or sod on any Common Area, of all unenclosed portions of any Lot within the Property and all costs, expenses and charges therefore shall be paid by the Association and assessed to the Owner's in accordance with Article 5 hereof.
- (d) All maintenance for the Common Areas will be the responsibility of the Association. Maintenance to be provided by the Association includes, but is not limited to, maintenance of the entrance to the Property, maintenance of all landscaping and grassed portions of the Common Areas, including medians, if any, and general maintenance or repair of any kind

whatsoever of any areas within the Property which are not the responsibility of a governmental authority or a specific Owner, Notwithstanding anything within this Declaration to the contrary, so long as Developer owns any Lots within the Property, Developer reserves the right to provide or contract to provide for all such maintenance services for the benefit of the Association and to bill the Association for the cost of such services not more frequently than quarterly.

**7.02 Construction.**

- (a) In the event of any damage to any utilities, drainage structure, roadway, or other infrastructure by any Owner, or his or her agents, servants, employees, or contractors, the Developer or the Association shall have the right to repair any damage not repaired after ten (10) days written notice and to charge the Owner, or his or her contractor, the reasonable cost for such repair, which charges shall constitute a lien upon such Lot enforceable in accordance with Section 5.10 of this Declaration.
- (b) During construction of any dwelling or improvement, the Owner must keep Lots, homes and garages maintained and clean and must keep Yards cut. All building debris, stumps, trees, and other waste must be removed from each Lot by the builder or contractor as often as necessary to keep the Lot attractive. Such debris and waste material shall not be kept on any Lot nor dumped in any area of the Property. No unused material (except rocks or bricks) may be buried on or beneath any Lot or dwelling.
- (c) Adequate silt fencing, erosion control devices, and gravel at the entry of each driveway must be properly installed and maintained during construction. All streets within the Property or any adjoining property shall be kept free of dirt, gravel, mud, silt and debris from erosion and construction traffic.
- (d) During the construction of any improvements or dwellings, the Owners and their agents, contractors, subcontractors and material suppliers shall comply with all requirements of any governmental authorities having jurisdiction over the Property, including, but not limited to, the Alabama Department of Environmental Management and the Engineering Department of the City of Hoover.
- (e) Any entity performing construction work in Smith Farm shall be responsible for daily cleanup of all dirt and debris created from their construction activities. Extreme precautions shall be taken to prevent any mud or debris from entering Savoy Street. In the event that mud or debris enters Savoy Street and/or adjacent roadways, the owner(s) and/or contractor(s) performing work at said time will be given 12 hours notice to remove all mud and debris from roadways. In the event that mud or debris has not been removed by the offending party within 12 hours, the Developer and/or Association shall have the mud or debris removed and the offending party shall reimburse the Developer and/or Association for all costs associated with the cleanup. The Developer and/or Association shall provide all receipts necessary to document the expenses.

**7.03 Animals.** No more than three pets per dwelling shall be permitted. Subject to the Association's sole discretion, no animals, livestock, birds, insects or poultry of any kind or description except the usual household pets shall be kept on any Lot; provided, however, that no household pet may be kept on any Lot for commercial breeding purposes. No pets shall be allowed to roam free and shall be on a leash or similar means of control at all times. No pets shall be left outside unattended unless a wireless underground fence system is in place. No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance.

**7.04 Nuisance.** No noxious, offensive or illegal activities shall be carried on or permitted to exist upon any Lot or within the Property, nor shall anything be done on any Lot or within the Property which may be or may become an annoyance, embarrassment, nuisance or source of discomfort to the neighborhood or which would render any portion of the Lot or dwelling thereon unsanitary, unsightly, offensive or detrimental to other Lot Owners or

which may result in the cancellation or increase of insurance coverage or premiums for others, or cause a violation of any law, statute, ordinance, rule, regulation or requirement of any governmental authority. Without limiting the generality of the foregoing, no horns, whistles, bells, or other similar sound devices other than security and fire alarm devices used exclusively for such purposes shall be located or placed upon any Lot, dwelling or other portion of the Property.

- 7.05 Minerals.** No oil or natural gas drilling, refining, quarrying or mining operations of any kind shall be permitted upon any Lot and no derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted on any Lot nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any Lot.
- 7.06 Garbage.** No trash, garbage, rubbish, refuse, waste or other debris of any kind shall be dumped, placed or permitted to accumulate on any portion of the Property. All dead trees, limbs, leaves and other debris shall be removed from the Lot within a reasonable length of time. Trash, garbage, or other refuse or waste shall not be kept on any Lot or dwelling except in sanitary containers or garbage compactor units. Garbage containers shall at all times be kept at the rear, side, or inside of a dwelling and shall be screened from view from streets and adjacent Lots and dwellings by appropriate landscaping or fencing. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted except during construction with approval of the local governmental authorities and the Committee.
- 7.07 Signs.** All signs, billboards or advertising structures of any kind are prohibited except that
- (a) Developer, Builder and Contractor signs will be permitted during construction periods if approved by the Committee, and
  - (b) one professional sign of not more than five (5) square feet will be permitted to advertise the Property for sale during sales periods. All builder or contractor signs shall be promptly removed after completion of construction. No sign shall be nailed or attached to trees.
- 7.08 Damaged Structures.** Any dwelling or other structure on any Lot in the Property which may be destroyed in whole or in part for any reason must be rebuilt within one (1) year. All debris must be removed and the Lot restored to a slightly condition with reasonable promptness, provided that in no event shall such debris remain on any Lot longer than sixty (60) days.
- 7.09 Boats, Trailers and Campers.** No boat, boat trailer, house trailer, truck, camper or similar equipment or vehicle shall be parked or stored on any road, street, driveway, Yard or Lot located in the Property or otherwise be visible from any street for any period of time. Also, no unkept, un-operational, maintained or otherwise unattractive vehicle or piece of equipment may be parked or stored on any road, street, driveway, Yard or Lot or otherwise be visible from any street in the Property, but may be kept only in garages. No vehicles of any kind shall be parked on any Yard or natural areas of a Lot.
- 7.10 Trees.** All Owners shall use their best efforts to preserve as many trees as practicable on their respective Lots. During the construction of any improvements or dwellings, the Owners and their agents, contractors, subcontractors and materials suppliers shall use their best efforts not to damage trees or other vegetation which, pursuant to this Declaration, are to be preserved. Owners must plant the necessary number of trees on Lots in accordance with the City of Hoover tree conservation guidelines and Developer requirements.
- 7.11 Firearms.** There shall be no discharging of any type firearm or other weapon in the Property.
- 7.12 Due Care.** Each and every Owner and future Owner, in accepting a deed or contract for any Lot or Lots in the Property, whether from Developer or a subsequent Owner of such Lot, agrees, in connection with the construction of any improvements on such Lot or Lots, to exercise due care, and to assure that any builders or contractors of such Owner, or employees and subcontractors of such contractors, will exercise due care and will comply with any and all governmental rules, regulations, codes and ordinances relating to safety, so

as to protect the safety and health of the public, and the safety and health of such Owner, his or her family, and any such builder or contractor and its employees and subcontractors.

- 7.13 Time of Construction.** Upon the commencement of construction of any building on a Lot, work thereon must be prosecuted diligently and continuously and must be completed within twelve (12) months from date of commencement of construction.
- 7.14 Drainage.** No Owner shall restrict the planned flow of storm water along any street or road upon which the Owner's Lot fronts or adjoins. All proposed construction of driveways or other ingress and egress to each Lot shall be approved by the Committee in efforts to prevent violation of such restriction.
- 7.15 Entrance to Property and Roadways.** The Property may be accessed only from the designated entrance off of Savoy Street. No other connecting road, driveway, alley or other vehicular access shall be permitted.

#### **Article 8.**

#### **MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION**

- 8.01 Membership.** Every Owner, including the Developer for so long as it is an Owner, shall at all times be a member of the Association. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot. Membership shall attach automatically upon the acceptance of delivery of the instrument of transfer of such ownership interest, provided that such instrument is promptly recorded in the Probate Office of Jefferson County, Alabama and a true copy of such recorded instrument is promptly delivered to the Association. Membership shall terminate automatically upon the tendering of delivery of an instrument of transfer of such ownership interest (provided such tender is accepted), or upon such ownership interest being divested in some other manner.
- 8.02 Voting.** Subject to the restrictions hereinafter set forth, each member shall be entitled to one (1) vote for each Lot in which he holds the interest required for membership. When one or more persons hold such interest, all such persons may be members, and the vote(s) for such Property shall be exercised in the manner set forth in the Bylaws, but in no event shall more than one (1) vote be cast with respect to any one (1) Lot. There shall be no fractional voting. The votes of an Owner of more than one (1) Lot cannot be divided for any issue and must be voted as a whole. Except where otherwise required under the provisions of this Declaration, the Articles or the Bylaws, the affirmative vote of Owners who own a majority of the Lots which are represented at any meeting of members duly called, and at which a quorum is present, shall be binding upon the members. Voting may take place by proxy executed and delivered in the manner set forth in the Bylaws. Notwithstanding the provisions of this Section 8.02, the Developer shall have the exclusive right to
- (i) vote on all issues and matters of the Association, and
  - (ii) elect the members of the Board of Directors of the Association, and in the event of vacancies, the Developer shall fill vacancies, until such time as all Lots have been sold to Owners other than Developer, or the Developer elects, at its option, to terminate its control of the Association, whichever first occurs.

#### **Article 9.**

#### **RIGHTS OF DEVELOPER**

- 9.01 Indemnification.** Each and every Owner, in accepting a deed or contract for any Lot or Lots in the Property whether from Developer or a subsequent owner of such Lot, agrees to indemnify and reimburse Developer and/or the Association, as their respective interests may appear, for any damage caused by such Owner or the builder, contractor, agent or employees of such Owner, to roads, streets, gutters, walkways, Common Areas, or other

portions of the Property, including all surfacing thereon, or to water, drainage or storm sewer lines or sanitary sewer lines owned by Developer and/or the Association, or for which Developer and/or the Association has responsibility, at the time of such damage.

- 9.02 Limitation of Liability.** Each and every Owner, in accepting a deed or contract for any Lot or Lots in the Property, whether from Developer or a subsequent Owner of such Lot, agrees and covenants to release, indemnify, protect and hold harmless the Developer, and its agents, directors and employees (all of whom are included in the term "Developer" for the purposes of this Section 9.02) from and against any and all claims and demands by such Owner, any member of his or her family, their employees, agents, guests, invitees, licensees, builders, contractors, and employees or subcontractors of such contractors, or any other persons whomsoever, for damages to property and personal injury or death (including but not limited to, the Developer's contributory negligence) which may arise out of or be caused directly or indirectly by such Owner's Lot or Lots, and/or the use of or construction on said Lot or Lots by said Owner, any member of his or her family, their guests, agents, invitees, licensees, builders, contractors, or by any other person whomsoever. The indemnification by such Owner as set forth above shall also cover any and all expenses of Developer, including attorney's fees resulting from any claims or demands.

#### Article 10.

### NATURE OF PROTECTIVE COVENANTS; DEFAULTS AND REMEDIES

- 10.01 Protective Covenants Running with the Land.** The foregoing Protective Covenants shall run with the land and constitute a servitude in and upon the Property and shall inure to the benefit of and be enforceable by the Developer, by the Association, by any Owner, or by any Adjacent Owner for a term of fifty (50) years from the date this Declaration is recorded, after which time the said Protective Covenants shall automatically be extended for successive periods of ten (10) years, unless an agreement, which has been signed by Owners who own two-thirds (2/3) or more of the then existing Lots in the Property, agreeing to terminate or modify this Declaration has been recorded in the Probate Office of Jefferson County, Alabama.
- 10.02 Default.** Violation or breach of any of the Protective Covenants shall constitute a default hereunder. Any person given the right to enforce the Protective Covenants herein set forth may provide written notice thereof to any Owner (and any Institutional Mortgagee who or which has requested the same and provided to the Association an address for such notices).
- 10.03 Remedies for Default.** The existence of any default which has not been cured within thirty (30) days of the notice specified above shall give the Developer, the Association, any Owner and any Adjacent Owner, in addition to all other remedies specified herein, the right to proceed at law or in equity to compel compliance with the terms of these Protective Covenants and to prevent the violation or breach of any of them. All costs, fees and expenses, including attorneys' fees, incurred by any party enforcing or attempting to enforce these Protective Covenants shall be borne by the defaulting party.
- 10.04 Nature of Remedies; Waiver.** All rights, remedies and privileges granted to the Developer, Association, the Owners and the Adjacent Owners pursuant to the provisions of this Declaration shall be deemed to be cumulative, and the exercise of any one or more of them shall not be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same, or any other party, from pursuing such other and/or additional rights, remedies, or privileges as may be available to such party at law or in equity. The failure at any point in time to enforce any covenants or restriction shall in no event be deemed a waiver of the right thereafter to enforce any such covenant or restriction. Nothing

contained herein shall be deemed or construed to require the Developer or the Association to take any action or do any thing relating to the enforcement of these covenants, or the exercise of my remedy set out herein or as may be otherwise permitted by law.

- 10.05 Assignment.** The Developer and the Association shall have the right to assign their respective rights to enforce these Protective Covenants. In the event of such assignment, the assignee shall have all the rights, remedies and privileges granted to its assignor under the provisions of this Article 10.
- 10.06 No Right of Reverter.** No covenant, condition or restriction set forth in this Declaration is intended to be, or shall be construed as, a condition subsequent or as creating the possibility of reverter.

## **Article 11. AMENDMENT OF DECLARATION**

- 11.01 Amendment by Developer.** The Developer reserves the right to unilaterally amend this Declaration, and to do so at such time, and upon such conditions, in such form and for such purposes as it, in its sole discretion, shall deem appropriate by preparing and recording an amendment hereto; provided, however, that this right of unilateral amendment is subject to the limitations set forth in Section 11.03 hereof and provided, further, that this right of unilateral amendment shall expire after all Lots have been sold to Owners other than the Developer, after which time this Declaration may be amended only in the manner set forth in Section 11.02 below.
- 11.02 Restrictions on Amendment.** Notwithstanding the foregoing provisions of this Article 11:
- (a) No amendment shall materially adversely affect the rights and priorities of any Institutional Mortgagees of record or change the provisions of this Declaration with respect to Institutional Mortgages, unless all Institutional Mortgagees of record so adversely affected shall consent thereto.
  - (b) No amendment to this Declaration shall make any change in the qualifications of the membership nor diminish the voting or property rights of members, without approval in writing by all Owners and the joinder of all Institutional Mortgagees.
  - (c) No amendment to this Declaration shall abridge, limit, amend or alter the rights, privileges, powers or options of the Developer or any Institutional Mortgagee, as the same are set forth in the Declaration, without the prior written consent of the Developer if it is so affected and any Institutional Mortgagee which is so affected.
- 11.03 Scrivener's Error.** Notwithstanding the foregoing amendment provisions, any scrivener's error or omission may be corrected by the filing of an amendment to this Declaration consented to by the Board and any Owners or Institutional Mortgagees of record directly affected by the amendment. No other Owner is required to consent to any such amendment. If there appears to be any other omissions or errors in this Declaration, scrivener's or otherwise, and such error or omission does not materially adversely affect the rights and interests of any other party, then such error or omission may be corrected by the filing of an amendment to this Declaration executed by the Board without the consent of any other party.

## **Article 12. GENERAL PROVISIONS**

- 12.01 Notices.** Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed by United States mail, postage prepaid, to the address of such Owner as it appears on the records of the

Association at the time of such mailing. Any notice required to be sent to the Developer or the Association, as the case may be, shall be deemed to be sent when mailed by United States mail, postage prepaid, to their respective registered office in the State of Alabama.

- 12.02 Severability.** Invalidation of any provision or provisions hereof by judgment or court order shall in no way affect any previous other provision, all of which shall remain in full force and effect.
- 12.03 Governing Law.** Should any dispute or litigation arise between any of the parties whose rights or duties are affected or determined by this Declaration as the same may be amended from time to time, said dispute or litigation shall be governed by the laws of the State of Alabama.
- 12.04 Captions.** The captions and titles of the various Articles and Sections in this Declaration are for convenience of reference only, and in no way define, limit or describe the scope or intent of this Declaration.
- 12.05 Usage.** Whenever used herein the singular shall include the plural and the singular, and the use of any gender shall include all genders.
- 12.06 Conflict.** If any irreconcilable conflict should exist, or hereafter arise, with respect to the interpretation of any provisions of this Declaration, the Articles, the Bylaws or the Rules and Regulations, then the provisions of this Declaration shall prevail.
- 12.07 Effective Date.** This Declaration shall become effective when it has been recorded in the Probate Office of Jefferson County, Alabama.
- 12.08 Owner's Acceptance.** Each owner, by acceptance of a deed or other instrument of conveyance for any lot or any interest therein, or by execution of a contract for the purchase therefore, unconditionally agrees to be bound by, and to comply with, each and every term, provision, covenant and restriction contained herein.



IN WITNESS WHEREOF, the undersigned has duly executed this Declaration as of the date first above written.

DEVELOPER:  
CK ENTERPRISES, L.L.C.

By: \_\_\_\_\_  
Its: Managing Partner

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that L. Lance Kitchens, whose name as managing partner of CK ENTERPRISES, L.L.C., an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ of 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My commission expires: \_\_\_\_\_