

021943

RESTRICTIONS AND COVENANTS FOR
WILLOW OAKS, A SUBDIVISION
IN THE CITY OF HEADLAND, ALABAMA

STATE OF ALABAMA
HENRY COUNTY

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being all the owners of and all parties having any right, title or interest, in that certain subdivision shown and designated on the map and plat known and designated as Willow Oaks, and recorded in the Office of the Judge of Probate of Henry County, Alabama, in Town Plat Book No. 2, at Page 2, hereby impose upon all of the lots of the aforesaid subdivision according to the plat thereof, the following covenants and restrictions:

1 - All lots of said subdivision shall be used for residential purposes only. All such residential homes shall be erected, altered, placed or permitted only as provided in the zoning and building regulations of the City of Headland, Alabama.

2 - No residence shall be constructed containing less than 1650 square feet of living, heated space, exclusive of carport garage, etc.

3 - No building shall be located on any lot nearer to the front lot or nearer to the side street line than the 35 feet minimum building set back lines shown on the recorded plat. No building shall be located nearer to an interior lot line than 15 feet.

4 - Easement to each individual lot for installation and maintenance of utilities and drainage facilities are reserved as noted on the recorded plat of said subdivision.

5 - No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6 - No structure of a temporary character, trailer, basement, tent, shack, garage, barn or any out building shall be used on any lot at any time as a residence either temporarily or permanently.

7 - No sign of any kind shall be displayed to the public view on any lot, except signs advertising the property for sale or rent, or signs used by a builder to advertise the property during a construction and sales period.

8 - No oil drilling, oil development operations or refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral

STATE OF ALABAMA, HENRY COUNTY, FILED 6/3/94 AT 10:00 O'CLOCK AM
FOR RECORD \$ _____ MTG. TAX \$ _____ DEED TAX PAID AND
RECORDED AT PAGE 332-333 Misc RECORD NO. 6
HEREBY CERTIFIED TO RECORDING FEE \$ 6.00 J. T. HARRIS
JUDGE OF PROBATE

J. T. Harris
ck

excavations or shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

9 - No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

10 - No lot shall be used or maintained for a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

11 - All out buildings shall be of permanent construction and similar in design to the dwelling on the lot.

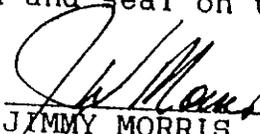
12 - All construction shall be of brick veneer or equivalent or better in quality and design.

13 - These covenants are to run with the land and shall be binding on all parties and persons claiming under them unless an instrument signed by the majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

14 - Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages therefor.

15 - Invalidity of any one of these covenants by a Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Jimmy Morris and Virginia D. Morris hereby adopts, ratifies, and confirms the foregoing by hereto setting his hand and seal on this the 3rd day of June, 1994.

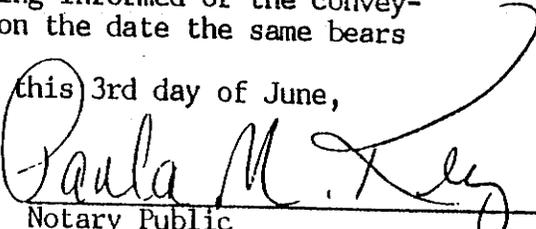

JIMMY MORRIS


VIRGINIA D. MORRIS

STATE OF ALABAMA
HENRY COUNTY

I, the undersigned, a Notary Public in and for said State, hereby certify that Jimmy Morris and Virginia D. Morris, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 3rd day of June,
1994.

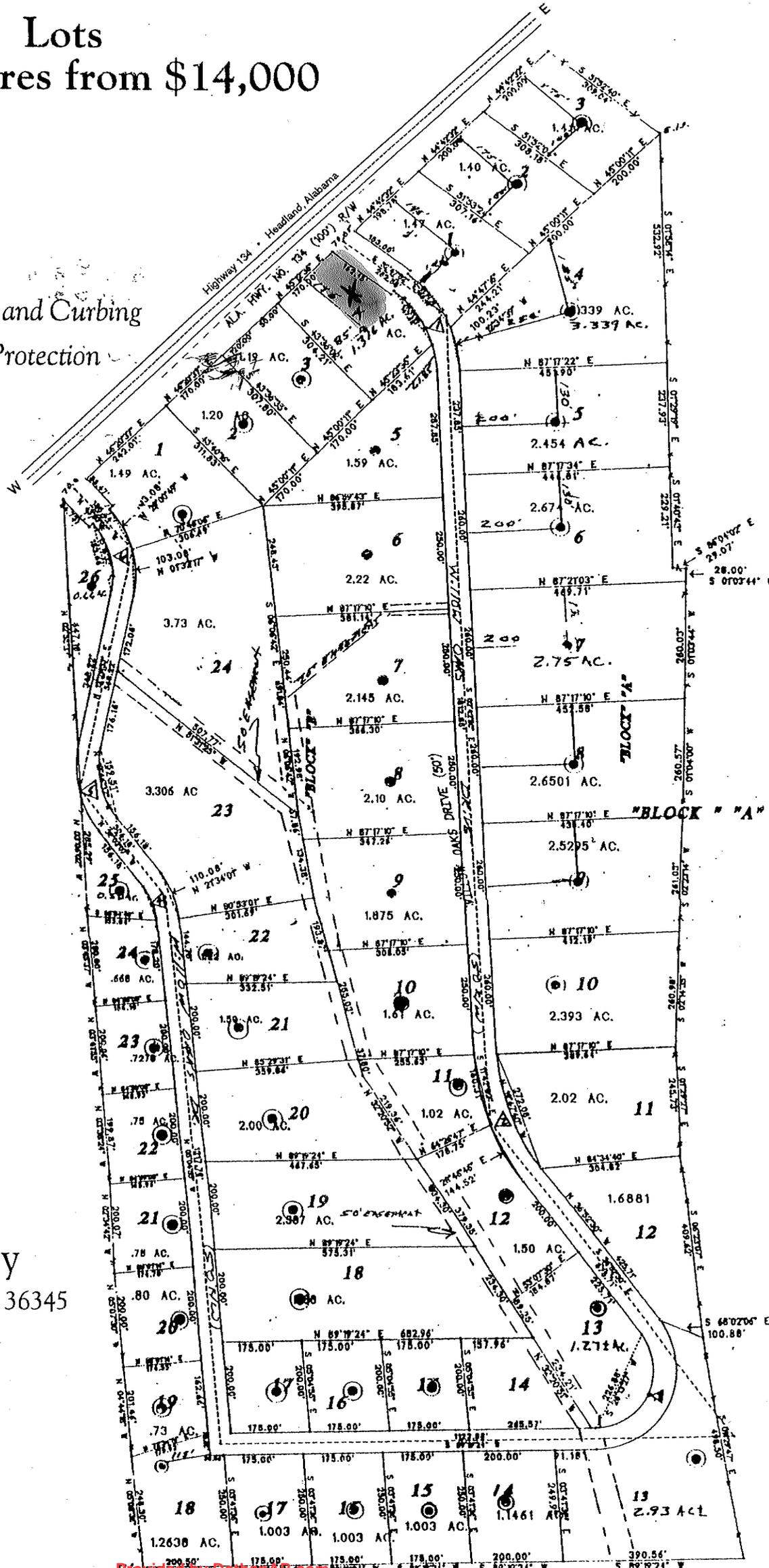

Notary Public

My Commission Expires: 12-18-94

Willow Oaks

Lots
Up to 3 acres from \$14,000

- Restricted
- City Water
- Wooded and Open
- Lighted Paved Streets and Curbing
- City Police and Fire Protection
- Cable TV



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