

Houston

RESTRICTION

BOOK 058 PAGE 333

The following minimum restrictions are placed on each and every lot in the Pleasant Valley Subdivision, a map or plat of which is recorded in the Office of the Judge of Probate of Houston County, Alabama, in Plat Book 6 at Page 74.

(1) All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than detached single family dwellings not to exceed two stories in height and a private garage and the usual servant quarters. Neither shall more than one such dwelling be erected on any one numbered lot in said tract; however, more than one lot may be used for the erection for one single family dwelling.

(2) No building shall be erected, altered, placed or permitted to remain on any building lot in this subdivision until the external design and location have been approved in writing by a building committee composed of John W. Bond and John D. Bond III. However, if the committee fails to approve or disapprove such design or location within 30 days after such plans have been submitted to it, then such approval will not be required. The completion of construction, alteration, or placement of a structure for 30 days shall be construed as prima-facie evidence of committee's approval.

(3) No building shall be located on any residential building lot nearer than 45 feet to the front lot line nor nearer than 15 feet to any side street or side lot line.

(4) The exterior walls of each and every structure in this subdivision shall be constructed principally of brick or brick veneer, or any other material that meets the approval of the building committee.

(5) No noxious or offensive trade or activity shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(6) No trailer, tent, garage, barn or outbuilding erected or placed on any residential lot shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. All structures placed on residential lots are subject to the approval of the building committee regardless of intent and purpose of use.

(7) The covenants are to run with the land and shall be binding on all parties and all persons claiming under them.

(8) No dwelling with a ground floor area of the main structure exclusive of open porches and garages, less than 1800 square feet in the case of a one story structure. Nor less than 1250 feet in the case of a one and one-half story structure, nor less than 1000 square feet in the case of a two story structure shall be permitted on any residential lot.

(9) Construction must begin within a two and one-half year period following the date of purchase of said lot(s). If owner fails to comply with this restriction, Pleasant Valley Development Company reserves the right to purchase the said lot(s) at original cost.

(10) No animals other than small domestic pets, i.e., dogs and cats, shall be permitted to be housed on any lot in Pleasant Valley. Pet owners must comply with local ordinances pertaining to pet leash laws.

--CONTINUED--

(11) If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any other covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from doing so to recover damages or other dues for such violations.

(12) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any other provision which shall remain in full force and effect.

John D. Souders

3.00

Filed this 6 day of July, 1978 at 12:54 P.M. M. \$ _____ Mtg. Tax
\$ _____ Deed Tax Paid, Recorded _____ Book _____ Page _____
R. J. Stembirdge Judge of Probate No. 1694
HOUSTON COUNTY, ALABAMA

FILED
HOUSTON COUNTY
JUL 6 12 54 PM '78
JUDGE OF PROBATE

*John N. Dorman
710 Hwy 180
H. C. Dorman, Ad -
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