

Jul 29 3 38 PM '87

BOOK 099 PAGE 342

FILED-STATE OF ALA.
HOUSTON COUNTY
R.J. STEMBRIDGE
JUDGE OF PROBATE
RULES AND REGULATIONS
PHASE 1 - PARK PLACE CONDOMINIUM

(1) Each unit owner shall keep his unit in good state of preservation and cleanliness. He shall not allow anything whatever to fall from the windows or doors of the premises, nor shall he sweep or throw from the premises any dirt or other substance into any of the corridors or halls, ventilators or elsewhere in the building or upon the grounds. Refuse shall be placed in containers in such manner and at such times and places as the Board of Directors or its agent may direct.

(2) The sidewalks, driveways, and entrances must not be obstructed or encumbered or used for any purpose other than ingress to and egress from the units.

(3) Unit owners shall not cause or permit any disturbing noises or objectionable odors to be produced upon or to emanate from their units.

(4) Unit owners shall not keep or permit to be kept in their unit any inflammable, combustible or explosive material, chemical or substance.

(5) No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by any unit owner on any part of the outside of the units or the buildings, hung from windows or placed on window sills, without the prior written consent of the Board of Directors.

(6) Any consent or approval given under these rules and regulations may be added to, amended or repealed at anytime by resolution of the Board of Directors.

(7) No wiring for electrical or telephone installation or for any other purpose, or any television or radio antennae, machines, or air conditioning units shall be installed on the exterior of the project, nor shall any similar improvements that protrude through the walls or the roof of the condominium be constructed, except as may be expressly authorized by the Association.

(8) Unit owners, tenants and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers, and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants, or occupants of other units.

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(9) Any damage to the general common areas or common personal property caused by a unit owner, their employees, patients, clients, visitors, customers, tenants or lessees shall be repaired at the expense of that unit owner.

(10) These rules are subject to amendment by the Board of Directors and to the promulation of further rules by the Board of Directors and/or by the Association, including rules fixing fines or other penalties for violations of these rules and regulations.

(11) No satellite dishes may be erected on any common element unless approved by seventy (70%) per cent of the unit owners.

(12) Perimeter privacy fences in common area "C" shall be maintained by the Owners Association in a uniform style, construction, paint type and color as shall be designated by the Park Place Condominium Architectural Committee.

The foregoing Rules and Regulations shall not apply to the Grantors, its successors and assigns, until it has surrendered control of the Board of Directors as set forth in the Declaration and Bylaws.

5.00

Ref. Huntley Johnson

FILED - STATE & LOCAL
HOUSTON COUNTY
ALABAMA
JUL 29 3 38 PM '87
CLERK OF PROBATE

Filed this 29 day of Jul 1987 at 3:38P M. S. Mitg. Tax
\$ 5.00 Deed Tax Paid, Recorded _____ Book _____ Page _____
R. J. Huntley Judge of Probate No. 5351
HOUSTON COUNTY, ALABAMA

RE: 10 Park Place

From: **Breaux, Frank** (fgbreaux@dothan.org)
Sent: Tue 9/24/13 10:38 AM
To: Wrinn, Dawn (DKWrinn@dothan.org); ginagrant1@hotmail.com
(ginagrant1@hotmail.com)

Gina,

They can place a fence along the street side yard if they wish. I've copied the fence requirements if you'd like to pass them along to your customer. They will need a building permit and the fence cannot exceed 6 feet in height. This applies to the street side yard only. The fence must be on their property but has no setback as long as it doesn't get into the required front yard. Here are the requirements:

Fences.

a.

All fences require a permit and shall comply with the building code.

b.

Fences may be located along all front, side and rear yards and may be constructed on any common property line. However, no fence or hedge located in a required front yard shall exceed four feet in height unless it meets the minimum required front yard setback for the zoning district in which it is located.

c.

In areas where the property faces two roadways or is located in any other area construed to be a corner lot, no opaque fence or hedge exceeding two feet in height shall be located in the line of sight.

d.

No fence shall generally exceed six feet in height; however, fences may be approved by the building official of a maximum of eight feet in height if designed to withstand the current wind-load.

e.

No fence shall be constructed or installed in such a manner as to interfere with drainage on the site.

f.

Any fence located adjacent to a public right-of-way or private road shall be placed with the finished side facing that right-of-way.

g.

A fence required for safety and protection of hazard by another public agency may not be subject to height limitations above. Approval to exceed maximum height standards may be given by the administrative official upon receipt of satisfactory evidence of the need to exceed height standards.

h.

Fences must be constructed of a permanent weatherproof material such as wood, vinyl or masonry. Fabric, plastic sheeting or metal (unless specially designed and created as a fence) is not permitted.

Please let me know if you need anything further.

Frank G. Breaux, AICP

Planning & Development Dept.

City of Dothan, Alabama

334-615-3416

From: Wrinn, Dawn
Sent: Tuesday, September 24, 2013 9:04 AM
To: Breaux, Frank
Subject: FW: 10 Park Place

From Gina...

Dawn Wrinn, CAPZO

Planner II

City of Dothan Planning & Development Department

P.O. Box 2128

Dothan, AL 36302-2128