

BOOK 0171 PAGE 309
NOV 17 57 AM '95

FILED-S. J. OF ALA.
HOUSTON COUNTY
LIKE GULEY
JUDGE OF PROBATE

RESTRICTIONS - CRAWFORD CREEK NORTH

The following minimum restrictions are on each and every lot in Crawford Creek North Subdivision, a subdivision in Houston County, Alabama, a map or plat of which shall be recorded in the office of the Judge of Probate of Houston County, Alabama.

- (1) All lots in tract shall be known and described as residential lots. 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 of 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 thereof has been approved, in writing, by a building committee composed of Gene Ragan and whomever he may designate. However, if the committee fails to approve or disapprove such design or location within thirty (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 thirty (30) days shall be construed as sufficient evidence of committee approval.
- (3) Front yard set back shall be not less than 75 feet and no building shall be nearer than 20 feet to any side lot line. The building committee may approve deviations from the set back regulations.
- (4) 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.
- (5) No mobile home, trailer, basement, tent, shack, garage, bar or other out-building erected 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.
- (6) No dwelling with a livable heated and cooled area of less than 2,000 square feet, exclusive of porches, carports, garages and basements, shall be permitted.
- (7) Barns and stables are to be located at least 75 feet behind the house and at least 20 feet from rear lot lines. Any exceptions to be approved by the building committee.

15090

AMENDMENT TO RESTRICTION OF
CRAWFORD CREEK NORTH SUBDIVISION

We, H. Eugene Ragan, Marilyn Ragan, Ronnie Nathan Taylor, Laura Tooke Taylor, Jerry Hughes, Fariba Hughes, Harvey Russell Ragan, R. Clifton Gilstrap and Jackie A Gilstrap, being all of the owners of lots in Crawford Creek North Subdivision, a subdivision in Houston County, Alabama, do agree that the restrictive covenants of said subdivision are amended to include the following:

(1) That all owners of lots in Crawford Creek North Subdivision shall be members of the Crawford Creek North Landowners Association and no owner, whether one or more persons, shall have more than one membership per lot owned. If a lot is owned by more than one person, all co-owners shall be entitled to the privileges of membership, however, there shall be only one vote per lot. All co-owners shall be jointly and severally obligated to perform the responsibilities of owners hereunder.

(2) The landowners association shall maintain and keep in good repair the private streets, and extensions thereof, shown on the plat of said subdivision which is on file in the Office of the Judge of Probate of Houston County, Alabama.

(3) Assessments may be made by the Board of Directors of the Crawford Creek North Landowners Association and the assessments shall be used for maintaining the private roads and streets, and extensions thereof, in said subdivision.

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

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

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

This 30th day of August, 1996.


H. Eugene Ragan


Marilyn Ragan

MISC 177 279
Recorded In Above Book and Page
09/11/1996 04:13PM
Luke Cooley
Judge of Probate

MISC 189 359
Recorded In Above Book and Page
12/17/1998 04:18PM
Luke Cooley
Judge of Probate
Houston County, Alabama

SPJ Fee 5.00
Recording Fee 3.50
TOTAL 8.50

AMENDMENT TO RESTRICTIONS OF
CRAWFORD CREEK NORTH SUBDIVISION

I, Douglas O. McKeown, one of the owners of lots in Crawford Creek North Subdivision, a subdivision in Houston County, Alabama, do agree that the restrictive covenants of said subdivision are amended to include the following:

(1) That all owners of lots in Crawford Creek North Subdivision shall be members of the Crawford Creek North Landowners Association and no owner, whether one or more persons, shall have more than one membership per lot owned. If a lot is owned by more than one person, all co-owners shall be entitled to the privileges of membership, however, there shall be only one vote per lot. All co-owners shall be jointly and severally obligated to perform the responsibilities of owners hereunder.

(2) The landowners association shall maintain and keep in good repair the private streets, and extensions thereof, shown on the plat of said subdivision which is on file in the office of the Judge of Probate of Houston County, Alabama.

(3) Assessments may be made by the Board of Directors of the Crawford Creek North Landowners Association and the assessments shall be used for maintaining the private roads and streets, and extensions thereof, in said subdivision.

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

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

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

This 16th day of December, 1998.

Blenda S. McJarris
Witness

Douglas O. McKeown 12-16-98

Jerry White