

RESTRICTIONS OF TWIN LAKES ESTATES SUBDIVISION

The following minimum restrictions are placed on each and every lot in Twin Lakes Estates Subdivision, a subdivision in the City of Dothan, Houston County, Alabama, a map or plat of which is recorded in the Office of the Judge of Probate of Houston County, Alabama in plat book 8, page 64, slide 172.

1. All lots in the subdivision shall be residential lots. No building or 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. No more than one such dwelling shall be erected on any one numbered lot in the subdivision. However, more than one lot may be used for the erection of any one single family dwelling.

2. No lot may be divided into two or more lots at any time.

3. No Building or structure shall be located on any lot nearer than 75 feet from the front (street side) and rear lot line of any lots in the subdivision. The 75 feet from the rear lot lines touching any lake shall be measured from the high water level of the lake said lot touches.

4. No building or structure shall be permitted to be erected, altered, placed or constructed on any residential lot within the subdivision with less than a minimum of 2500 square feet of living area (heated and cooled) exclusive of garages and porches. If garages and porches are part of the building structure the minimum square footage in the porches and/or garages shall be 500 square feet. If porches and/or garages are parts of the building or structure the combined minimum square footage for the building or structure shall be 3000 square feet. No porches, garages or other building or structure shall be built unless it conforms in looks, design, plans, etc., to the original design of the dwelling built upon said residential lot.

5. No noxious or offensive trade activities shall be carried on upon any residential lot, and no activity shall be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. No house trailer, trailer, basement, tent, garage or other outbuilding shall be erected on any residential lot for use temporarily or permanently as a residence and no other structure of any nature, either temporarily or permanently, shall be used as a residence.

7. No sign of any kind shall be displayed to the public view on any lot except on a professional sign of not more than one square foot or one sign of not more than five square feet advertising the property for sale or rent or signs used by builders to advertise property during the construction and sales.

8. No oil drilling, oil development operation, oil refining, quarrying or mining operation of any kind shall be permitted upon or in any lot nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designed for the use of boring for oil or natural gas shall be erected or maintained or permitted upon any lot.

9. No horses, cattle, swine, poultry, goats, sheep, animals, livestock 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, are kept in accordance with laws of the City of Dothan and do not pose a nuisance, danger or hazard to any lot owner in the subdivision.

10. No lot shall be used to maintain as a dumping ground for rubbish, trash, garbage or any other waste of any nature, except in lot 8 Block B where only solid materials may be dumped by Development and Engineering Associates, Inc., only until this lot is filled and top soil placed over the fill. Trash, garbage or any 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 and place.

11. No fence, wall, hedge or shrub planting which obstructs site lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and any line connecting them at points 25 feet from the intersection of the street lines or in the case of a rounded property corner from the intersection of the street property lines extended. The same shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such site lines.

12. No building or structure shall be built or have any outside surface of aluminum siding, however, brick, wood, masonite, etc., may be placed on the exterior of the buildings or structures.

13. There shall be no discharge of firearms of any type within this subdivision. No violations of any laws whether City, County, State or Federal or otherwise, shall be permitted in said subdivision.

14. If the parties hereto or any of them or their heirs, assigns or guests violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute a suit at law or in equity against the person or persons violating or attempting to violate these covenants for the purpose of preventing them from doing so or to recover damages for such violations.

15. No owner of a lot touching any lake in said subdivision shall build a fence across his property blocking access to said lake nor will he permit or allow any noxious materials, substances, secretions, water, sewage, etc., to drain from his property and cause damage to the lakes or their fish population or impair or interfere with the use of the property by any property owner touching said lakes.

16. A dock not to exceed 6 feet in width may be built on lakefront lots and said dock shall not extend from the high water level more than 25 feet into the area of the lakes; except on lot 5 in block A which shall measure as follows: a T-shaped dock is permitted with the top of the T measuring 6' long and 18' 6" wide. The bottom of the T shall measure 6' wide and 19' long.

17. All lakefront lot owners whose lot extends into either lake in the subdivision shall have access to all portions of the lake only into which their lot extends.

18. All property owners with lake front lots will

together form an association and will be responsible for the maintenance of ponds, dams, wells, stocking of lakes with fish, fish pumps, electrical supplies, grass, mowing, improvements, etc., and all other common areas, dams, overflows, etc., which need to be maintained on common use property.

19. All property owners with lake front lots will maintain a liability insurance policy to protect each of such property owners and any other guests from liability resulting from injury or damages to any owner or guest.

20. No lot owner in the subdivision shall do any act, change any drainage courses or divert any natural drainage ditches or courses in such a way to divert water from draining naturally into the ponds or lakes in the subdivision. Nothing herein prohibits any person from improving natural drainage or drainage courses so long as present courses and natural drainage is maintained.

21. Trees will only be cut for the purposes of removal of diseased, damaged trees or necessary thinning for the good or proper growth of all trees or those trees necessary for the placement of a building or structure upon any lot or drive in the subdivision.

22. These subdivision restrictions may be changed or amended by written amendment signed by 75% of all lot owners, excepting those provisions which only apply to lot owners that are lakefront lot owners. Lakefront lot owners may amend those subdivision restrictions which apply only to them by written change or amendment signed by eleven of said lakefront lot owners.

23. Access to all lakes by anyone, including all guests, will be only with permission of the lot owner touching said lakes. Permission granted by said owners shall be terminated, automatically, if any loud, boisterous, or offensive noise, conduct or action takes place adversely affecting the use and enjoyment of other lakefront owners' lots or if any laws are violated. Guests of lakefront lot owners will confine their activities to the boundaries of the lot owner where their authority originates without prior approval from the lakefront lot owner upon which they desire to carry on their activities.

24. No gas operated motors will be allowed on any lake in the subdivision. Only battery powered electric motors will be allowed on any lake in the subdivision.

25. A gazebo or dock structures under roof may be built on lakefront lot owners property above the high water level of either lake with a maximum square footage contained in said structure of 196 square feet. Concrete bases or foundations may be used for gazebos or dock structures foundation, base or floor, not to exceed the limitations contained herein.

26. No water well shall be drilled in said subdivision except the water well built by the developers which supply water to both lakes.

27. No building or structure shall be built on any dam in any lake in the subdivision.