SEP 30 10 38 AM '91 BOOK 133 PAGE 92

FILED-RECORDED OF ALA.
HOUSTON COUNTY
CLETUS N. STEVENS
JUDGE OF PROBATE

RESTRICTIONS

ALL RESTRICTIONS HERETOFORE FILED ARE AMENDED TO READ AS FOLLOWS:

The following minimum restrictions are placed on each and every lot in First Addition to Holly Springs, a subdivision in the City of Dothan, 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 46.

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 servants 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 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 have been approved, in writing, by a building committee composed of W. M. Evans and Andrew J. Kosan. 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. All set back requirements and locations of dwellings shall be governed by the City of Dothan, Alabama, Zoning Ordinance, existing as of the date of this document.

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 trailer, basement, tent, shack or garage or 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 floor area of the main structure, exclusive of storage room, open porches, or garages, less than 1600 square feet shall be permitted on any residential lot.

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

8. 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 person or persons owning any real property situated in said development or subdivision to prosecute,

95077

DothanAR
Dothan Agent Resources

proceeding 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 so doing, to recover damages or other dues for such violations.

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

This the 25 day of 15, 1991.

GRIFFIN HEIGHTS CORPORATION

By: W.M. Evans
W.M. Evans, President

Janice Lee Meyrick
Janice Lee Meyrick

Sam Denton
Sam Denton

FILED-HOUSTON CO. ALA.
CLERK'S OFFICE
SEP 30 10 38 AM '91

200
600
800 cc

W.M. Evans
#3 Dawnoak
Dothan -03

Filed this 30 day of Sept 19 91 at 10:38 Mtg. Tax
$ Deed Tax Paid, Recorded Misc Book 133 Page 92
Delia N. Yarman Judge of Probate No. 8011
HOUSTON COUNTY, ALABAMA

DothanAR
Dothan Agent Resources

See Misc Bk 120 pg 243

BOOK 118 PAGE 296

AMENDMENT TO PROPERTY RESTRICTIONS

The undersigned who constitute the owners of all of the lots in the First Division to Holly Springs, a subdivision in the City of Dothan, 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 46, and said restrictions being recorded in Miscellaneous Book 108, page 96, do hereby amend said restrictions by deleting therefrom Restriction No. 6 and placing in lieu thereof the following:

"6. No dwelling with a floor area of the main structure, exclusive of storage room, open porches and garages, less than 1600 square feet shall be permitted on any residential lot."

This the 26th day of August, 1989.

GRIFFIN HEIGHTS CORPORATION

BY: W. M. Evans
W. M. Evans, President

Janice Lee Meyrick

FILED-STATE OF ALA.
HOUSTON COUNTY
CLETUS N. FOUNTAIN
JUDGE OF PROBATE
SEP 26 2 02 PM '89

This instrument prepared by:
T. E. Buntin, Jr.
Buntin, Cobb & Shealy, P.A.
P. O. Box 6346
Dothan, Alabama 36302-6346

Filed this 26 day of Sept 19 89 at 2:02 PM M. $ ____ Mtg. Tax
$ ____ Deed Tax Paid, Recorded Misc Book 118 Page 291
Cletus N. Fountain Judge of Probate No. 67332
HOUSTON COUNTY, ALABAMA

200
350
550 ck

67332

DothanAR
Dothan Agent Resources

See misc Bk 118 pg 296

✓ See misc Bk 120 pg 243

BOOK 108 PAGE 96

RESTRICTIONS

The following minimum restrictions are placed on each and every lot in First Addition to Holly Springs, a subdivision in the City of Dothan, 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 46.

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 servants 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 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 W. M. Evans and Andrew J. Kosan. 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. All set back requirements and locations of dwellings shall be governed by the City of Dothan, Alabama Zoning Ordinance, dated July 1988.

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 trailer, basement, tent, shack or garage or 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 floor area of the main structure, exclusive of storage room, open porches and garages, less than 1400 square feet shall be permitted on any residential lot.

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

8. 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 person or persons owning any real property situated in said development or subdivision to prosecute, proceeding 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 so doing, to recover damages or other dues for such violations.

9. 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 the 11th day of July, 1988.

FILED 2:31 PM '88
JUL 11
HOUSTON COUNTY, ALA.
R.J. STEWARDGE
JUDGE OF PROBATE

GRIFFIN HEIGHTS CORPORATION

By: W. M. Evans
W. M. Evans, President

2.00
2.50
4.50

Filed this 11 day of July 88 at 2:31 PM
$ ___ Deed Tax Filed, Recorded ___ Book ___ Page ___ M. $ ___ Mtg. Tax
R.J. Stewardge Judge of Probate No. 5057
HOUSTON COUNTY, ALABAMA

Ret: W.M. Evans
#3 Dunmoor
36303

50033

DothanAR
Dothan Agent Resources

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BOOK 120 PAGE 243

JAN 16 11 07 AM '90

FILED--
HOUS.
CLETK
JUDGE

AMENDMENT TO PROPERTY RESTRICTIONS

The undersigned who constitute the owners of all of the lots in the First Addition to Holly Springs, a subdivision in the City of Dothan, 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 46, and said restrictions being recorded in Miscellaneous Book 108, page 96 and Miscellaneous Book 118, page 296, do hereby amend said restrictions by deleting therefrom Restriction No. 6 and placing in lieu thereof the following:

"6. No dwelling with a floor area of the main structure, exclusive of storage room, open porches and garages, less than 1400 square feet shall be permitted on any residential lot."

This the 27th day of November, 1989.

GRIFFIN HEIGHTS CORPORATION

BY: W. M. Evans
W. M. Evans, President

Janice Lee Meyrick
Janice Lee Meyrick

200
3.50
5.50

This instrument prepared by:
T. E. Buntin, Jr.
Buntin, Cobb & Shealy, P.A.
P. O. Box 6346
Dothan, Alabama 36302-6346

70946

Filed this 16 day of Jan, 90 at 11:07 am
$ ____ Deed Tax Paid. Recorded ____ Book ____ Page ____
Clerk of Probate No. 13900
HOUSTON COUNTY, ALABAMA

Ret W.M. Evans
#3 Dannon
Dothan, Al 36303

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Dothan Agent Resources