

RESTRICTIVE COVENANTS FOR  
WINDWOOD HEIGHTS SUBDIVISION

The following minimum restrictions are placed on each and every lot in the Windood Heights subdivision, a subdivision in Houston County, Alabama, a map of which is recorded in the office of the Judge of Probate of Houston County, Alabama, in Plat Book 10 Page 53.

1. All lots in the tract shall be known, described and used only as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than a private detached garage of a similar construction as the main residence. Neither shall more than one such structure 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 located on any residential building lot nearer than seventy (70') feet from the curb, with the exception of Lot 9 and 10 which are thirty five (35') feet, nor nearer than thirty (30') feet to any side or back lot line. No detached building or structure shall be located nearer than (30') to the side or back lot line. No fence shall come beyond the front of the house. Fences must be chain link or wooden, no chicken wire or barb wire may be used. All night light poles will be of metal material and all electric lines will be installed underground.
3. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which will damage or interfere with the installation and maintenance of utilities, or which may change the direction of a flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of the residential lots except small dogs, cats, or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose or in any manner which will constitute a nuisance to any other owner.

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5. All of the property not covered by permanent improvements to-wit: house, garage, etc., must be landscaped and/or maintained (mowed) in a first class condition at least once per month. If necessary property owner must pay to have lot mowed to standard. All driveways must be constructed of either concrete, asphalt or a similar material.
6. 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. No trailer trucks shall be parked on the road or property of subdivision. No junk vehicles may be parked in the subdivision.
7. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on any residential lot, shall be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. All campers must be under a permanent structure of like material of the house.
8. No dwelling with a ground floor area of the main structure exclusive of one story open porches and garages less than 1800 square feet of heated and cooled area shall be permitted on any residential lot. Two story structures must have a ground floor of not less than 1100 square feet of heated and cooled space. No garage or outside structure shall open to the front of the lot.
9. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them.
10. 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 of the other person or persons owning any real property situated in said development or subdivision or adjoining properties 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 doing, to recover damages or their dues for such violations.
11. Once construction begins on a dwelling it must be completed withing 12 months.
12. Invalidations of any of these covenants by judgement or court order shall in no wise affect any other provisions which shall remain in full force and effect.

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13. House must be constructed on the lot from the foundation up, no preconstructed house can be moved onto a lot. House must be constructed of 65% brick with remaining construction of wood or vinyl siding.
14. No lot shall be used as a dumping or storage ground for rubbish, trash, garbage, waste or any other material. Trash, garbage, or any other waste must be kept in sanitary containers and kept in sanitary condition.

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