

PROTECTIVE COVENANTS
COUNTY DOWNS PLAT 18

BY ADOPTION OF THE PLAT, THE OWNERS OF ALL THE LOTS COMPREHENDED THEREIN, HEREBY ADOPT THE FOLLOWING PROTECTIVE COVENANTS AND SUBMIT THEM TO THE PROPERTY CONTAINED THE SAID PLAT AND UPON EACH LOT THEREIN

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 30 YEARS FROM THE DATE OF THE RECORDING OF THE PLAT AFTER WHICH THE SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS WHILE ON A PLAT.

1. ARCHITECTURAL CONTROL. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF JOHN R. MARSHALL, JR., NANCY M. SHIS AND AN ARCHITECT REGISTERED IN THE STATE OF ALABAMA. MAJORITY OF THE COMMITTEE MAY DISMISSE A SUCCESSOR, WHETHER THE MEMBER OF THE COMMITTEE HAS ITS RESIDENCE REPRESENTATIVE SHALL BE ENTITLED TO ANY CONSIDERATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

2. PROCEDURE. THE OWNER SHALL SUBMIT TO THE COMMITTEE A PLAN REVIEWED BY A LICENSED ARCHITECT AND TWO SETS OF BUILDING PLANS AND SPECIFICATIONS READY FOR SUBMITTAL TO THE BUILDING DEPARTMENT, WHICH SHALL INCLUDE A SITE PLAN, CONDOMINIUM FLOOR PLAN, BUILDING ELEVATION FINISHES AND DETAILS. THE COMMITTEE APPROVAL OR REJECTION, AS RECORDED IN THESE COVENANTS, SHALL BE FINAL. IN THE EVENT THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVE, FAILS TO APPROVE OR DISAPPROVE WITHIN 10 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO DRAFT TO CHANGE THE CONDITIONS HAS BEEN RECEIVED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

3. USE PLAN. THE BUILDING PLANS SHALL INCLUDE A COMPLETE SITE PLAN WITH EXISTING AND PROPOSED CONDUITS, FINISH FLOOR ELEVATION, FINISH FLOOR ELEVATION, AND A DEMONSTRATION. ALL FINISH FLOOR ELEVATIONS SHALL BE REFERENCED TO STREET OR FINISHED GRADE ELEVATION. NO FINISH SHALL BE EXERCISED OR PLACED ON ANY LOT UNLESS THE CONSTRUCTION PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY THE COMMITTEE.

4. ARCHITECTURAL CONTROL. NO BUILDING SHALL BE EXERCISED, PLACED, OR MATERIALS ARE IN HAND OR WITHIN THE RETURN OF THE EXISTING STRUCTURE, AND IS LOCATED TO BE MAINTAINED WITH THE EXISTING TOPOGRAPHY AND FINISH GRADE ELEVATION. NO BUILDING SHALL BE EXERCISED OR PLACED ON ANY LOT UNLESS THE CONSTRUCTION PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY THE COMMITTEE.

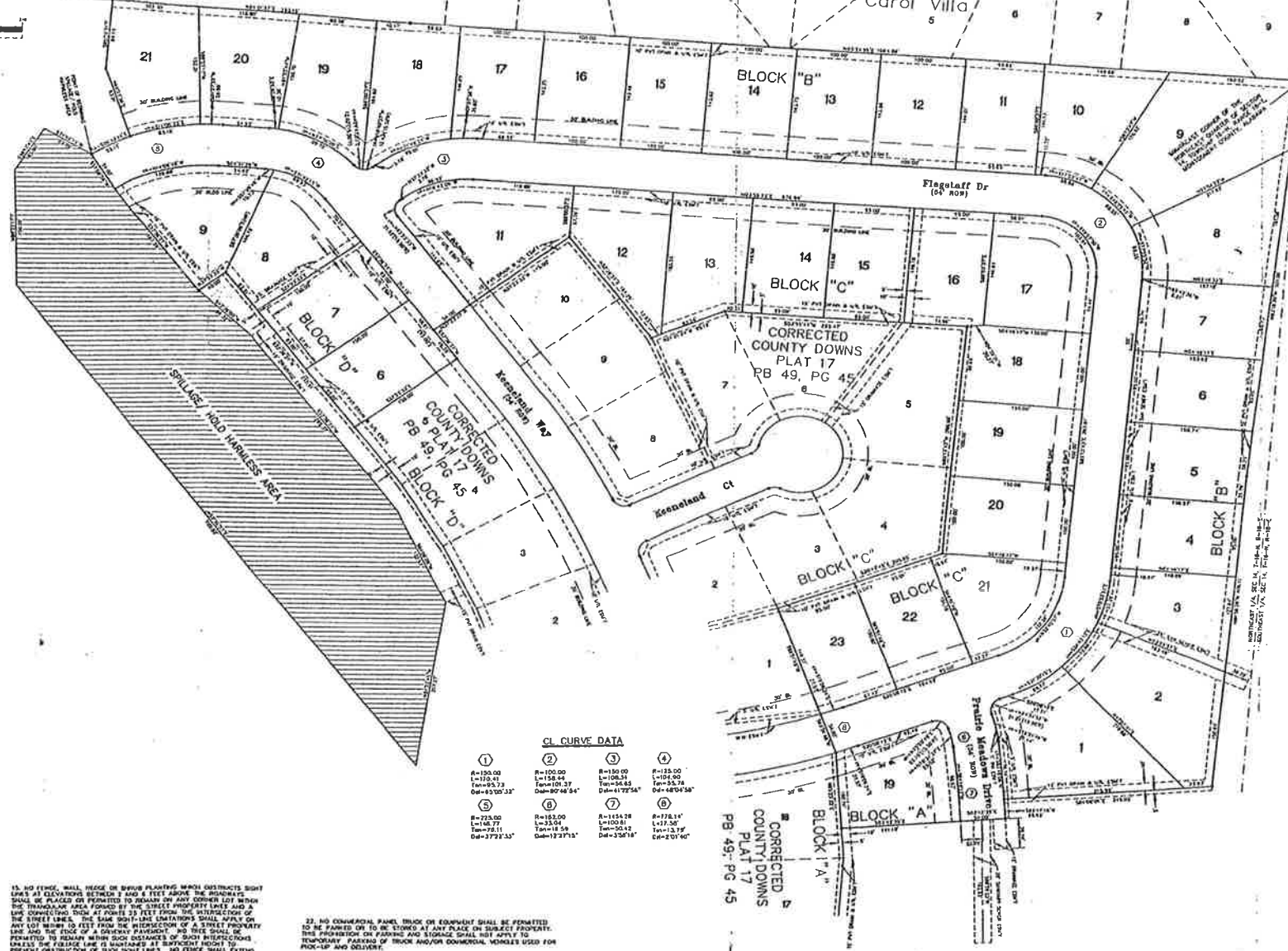
5. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE PLAT.

6. THE OWNER OF THE LOTS WITHIN THIS SUBDIVISION WILL NOT EXERCISE OR PERMIT ANY PERSON, FIRM, OR CORPORATION, THE RIGHT TO EXERCISE OR PERMIT TO EXERCISE OR USE, OR PERMIT THE USE OF OVERHEAD WIRE, POLES, OR OVERHEAD FACILITIES, AS WELL AS BE REQUIRED AT THESE PLACES OR OVERHEAD FACILITIES, CABLES, AND LEADS SAID OVERHEAD FACILITIES, UNDER CONSTRUCTION, ASSETABLE DURING THE TERM OF THIS COVENANT.

7. CASUALTY AND LOSS OF THE EIGHTH CENTRAL BELL TELEPHONE FOR UNDERGROUND SERVICE LINES ARE RESERVED AS SHOWN ON THE PLAT. RESIDENTS INSIDE THE SERVICE AREA SHALL BE RESPONSIBLE FOR THE COST OF SAID COMPANY FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE COVENANTS.

8. NO SEPARATE GARAGES OR OUTBUILDINGS OF ANY KIND OR NATURE, EXCEPT GARAGES OR OUTBUILDINGS STRUCTURED, SHALL BE EXERCISED OR PLACED ON ANY LOT EXCEPT ON THAT PORTION OF THE LOT IN THE REAR OF THE RESIDENCE, AND NO SUCH BUILDING SHALL BE CONSTRUCTED OR OCCUPIED PRIOR TO THE INSTALLATION AND MAINTENANCE OF UTILITIES, OR ON ANY OTHER PORTION OF THE LOT. NO SUCH BUILDING SHALL BE CONSTRUCTED OR OCCUPIED PRIOR TO THE INSTALLATION AND MAINTENANCE OF UTILITIES, OR ON ANY OTHER PORTION OF THE LOT.

9. NO OUTDOOR SWIMMING POOL OR ACTIVITY SHALL BE CARRIED ON ANY LOT, AND NO SUCH ACTIVITY SHALL BE DONE THEREON, WHICH MAY BE CONSIDERED AN OBSTRUCTION OR AN OBSTRUCTION TO THE NEIGHBORHOOD.



CL CURVE DATA table with columns for stationing and curve data.

COUNTY DOWNS
PLAT NO. 18

LIVING IN THE NORTHEAST QUARTER OF SEC 14, 15th 1/2N, 15E, MONTGOMERY COUNTY, ALABAMA, AND CONTAINING 17.68 AC.

PIUGREEN ENGINEERING, INC.
MONTGOMERY, ALABAMA
JANUARY 12, 2005

Table with columns: Date, Office, State, Field, Check, Book, Job, No.

- NOTES: 1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDRED FOR PUBLIC USE. 2. ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND FOR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS BY THE CITY AND COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS AND PERMANENT STRUCTURE WILL BE PLACED ON THE EASEMENTS SHOWN.

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON 11/11/04 AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-51-32.

THOMAS M. STONER, EXECUTIVE SECRETARY

THESE COVENANTS ARE HEREBY ADOPTED AND APPROVED BY THE MONTGOMERY COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, ON 11/11/04.

GEORGE C. SPEAKE, MONTGOMERY COUNTY ENGINEER

STATE OF ALABAMA, MONTGOMERY COUNTY. I, MARY H. BRENDA, A LICENSED LAND SURVEYOR FOR MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN EXAMINED AND ARE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, AND THAT THEY ACTUALLY CORRECTLY REPRESENT THE CONTENTS OF THIS INSTRUMENT.

APPROVED TO BE RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, ON 11/11/04.

STATE OF ALABAMA, MONTGOMERY COUNTY. I, JOHN D. MARSHALL, JR., NANCY M. SHIS, AND JOHN R. MARSHALL, JR., HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN EXAMINED AND ARE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, AND THAT THEY ACTUALLY CORRECTLY REPRESENT THE CONTENTS OF THIS INSTRUMENT.

STATE OF ALABAMA, MONTGOMERY COUNTY. I, JOHN D. MARSHALL, JR., NANCY M. SHIS, AND JOHN R. MARSHALL, JR., HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN EXAMINED AND ARE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, AND THAT THEY ACTUALLY CORRECTLY REPRESENT THE CONTENTS OF THIS INSTRUMENT.

OTHER UNDER MY HAND AND OFFICIAL SEAL, THIS 20th DAY OF January, 2005.

10. NO STRUCTURE OF A TEMPORARY CHARACTER, INCLUDING BUT NOT LIMITED TO, CAMPERS, TRAILERS, SHEDS, GARAGES, BARN, OR OTHER OUTBUILDING, SHALL BE PERMANENTLY PLACED ON ANY LOT.

11. NO FENCE, WALL, HEDGE OR BARRIER PLANTING WHICH OBSTRUCTS SIGN LINE AT INTERSECTION BETWEEN 8 AND 8 FEET ABOVE THE SIGNMENTS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE INTERSECTION AREA FORMED BY THE STREET PROPERTY LINE AND A CURVE ADJOINING THEREON AT POINTS 30 FEET FROM THE INTERSECTION OF THE STREET LINES.

12. NO COMMERCIAL PANEL TRUCK OR EQUIPMENT SHALL BE PERMITTED TO BE PARKED OR TO BE STORED AT ANY PLACE ON SUBJECT PROPERTY. THE PROHIBITION ON PARKING AND STORAGE SHALL NOT APPLY TO TEMPORARY PARKING OF TRUCKS AND/OR EQUIPMENT, WHETHER USED FOR PICK-UP AND DELIVERY.

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14. ALL WALLS OR WINDOW AIR-CONDITIONING UNITS NOR SOLAR COLLECTORS SHALL BE PERMITTED IF VISIBLE FROM THE STREET.

15. ONLY SEVERED TRENCHES SHALL BE ALLOWED WITH ROOF GARDEN OR ROOF TERRACE. ALL TRENCHES SHALL BE COVERED WITH A PERMANENT SURFACE.

16. ALL UNLAWFULS SHALL BE WITHDRAWN FROM DESIGNS WITH HOUSE NUMBERS PROMINENTLY DISPLAYED.

17. ONLY SEVERED TRENCHES SHALL BE ALLOWED WITH ROOF GARDEN OR ROOF TERRACE. ALL TRENCHES SHALL BE COVERED WITH A PERMANENT SURFACE.

18. ALL UNLAWFULS SHALL BE WITHDRAWN FROM DESIGNS WITH HOUSE NUMBERS PROMINENTLY DISPLAYED.

19. ALL LOTS MUST BE MAINTAINED IN ACCORDANCE WITH CITY OF MONTGOMERY WEED CONTROL, QUALITIES AND NEIGHBORHOOD STANDARDS.

20. ALL FENCES WILL BE INSTALLED WITH THE FINISHED SIDE FACING OUT AND FROM ONE TOWARD A STREET AND MUST BE BEHIND ALL BUILDING LINES FACING THE STREET.

21. VEHICLE PARKING ON THE STREET IN FRONT OF HOUSE SHALL BE LIMITED TO TEMPORARY PARKING OF ONE (1) PASSENGER VEHICLE IN THE FRONT YARD OR DRIVEWAY. ALL OTHER PASSENGER VEHICLES, TRUCKS, CAMPER, MOTOR HOME, OR ANY OTHER TRAILER SHALL BE STORED ON ANY LOT FOR A PERIOD OF THE 90 DAYS OF SEVENTY-TWO (72) HOURS FROM THE DATE OF RECORDING OF THIS PLAT.

22. ALL PASSENGER VEHICLES, TRUCKS, CAMPER, MOTOR HOME, OR ANY OTHER TRAILER SHALL BE STORED ON ANY LOT FOR A PERIOD OF THE 90 DAYS OF SEVENTY-TWO (72) HOURS FROM THE DATE OF RECORDING OF THIS PLAT.

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