

No HOA dues but the use of the community boat ramp is an initial membership fee of \$1500 then \$100 per year.

RESTRICTIONS

20870

The following minimum restrictions are placed on each and every lot in the Indian Hills Subdivision, a subdivision in Henry County, Alabama, a map or plat of which is recorded in the Office of the Judge of Probate of Henry County, Alabama in Plat Book 1, Page 127.

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 located on any residential building lot nearer than 10 feet to any side street or side lot line. No detached garage or other outbuilding shall be located nearer than 6 feet to any side lot line.
3. 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.
4. No house trailer, basement, shack or garage or bar or other outbuilding 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.
5. No dwelling with a ground floor area of the main structure, exclusive of one-story open porches and garages, less than 900 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half story structure or two-story structure, shall be permitted on any residential lot.
6. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them.
7. 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 other 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.
8. 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 22 day of August, 1970.

Robert D. Wheat
Robert D. Wheat
Constance P. Wheat
Constance P. Wheat

STATE OF ALABAMA) STATE OF ALABAMA, HENRY COUNTY FILED 12 15 70 AT 11:00 O'CLOCK AM FOR RECORD
HOUSTON COUNTY) V. H. TAX \$ 79.74 DEED TAX PAID AND RECORDED AT PAGE 79 74 RECORD
HEREBY CERTIFIED TO, RECORDING FEE \$ 1.50 W. L. WOODHAM, JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Robert D. Wheat and wife, Constance P. Wheat, whose names are signed to the foregoing covenants, and who are known to me, acknowledged before me, that being informed of the contents of the covenants, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 24 day of August 1970.

James L. White
Notary Public