

# AMENDED RESTRICTIONS COUNTRY CLUB ESTATES

THE STATE OF ALABAMA

Original Restrictions recorded  
Deed Book 304 Page 148

COUNTY OF TALLADEGA

## KNOWN ALL MEN BY THESE PRESENTS:

That the Country Club Lot Owners Association, Inc. does hereby acknowledge, declare and adopt the following amended restrictions of Country Club Estates Subdivision:

1. No building shall be erected or maintained on any lot in said subdivision other than a private residence and a private garage for the sole use of the owner or occupant, except for the following;
  - 1a. A garage can be erected on a lot without a residence, if the following conditions are met:
    - A. For the sole use of the owner
    - B. If the lot to be built on is next to or across the street from the owners private residence
    - C. The garage if fully enclosed and closely matches the residence
    - D. Minimum of 1000 square feet enclosed
    - E. The plans have been submitted and approved by the Architectural Committee and approved by the Board of Directors
2. No old, used, existing building or structure of any kind and no part of an old, used, existing building or structure shall be moved on to, placed on, or permitted to remain on any lot. All construction is to be of new material.
3. Each residence shall have a minimum floor area of 1,200 square feet for off-shore lots and 1,600 square feet for lake front lots, exclusive of porches, stoops, open or enclosed carports, patios or garages.
4. No building shall be erected, placed or altered on any lot until the construction plans and specifications and plan showing the location of the structure have been approved by the Architectural Control Committee as to harmony of external design with existing structures and as to location with respect to topography and finish grade elevation.
5. No residential structure shall be located nearer to the front lot line than 20 feet, or nearer to the side street line than 10 feet, or nearer to the side lot line or rear lot line than 5 feet.
6. No animals or birds, other than household pets, shall be kept on any lot.

RECORDED IN DEED BOOK 1062 PAGE 303 BY 24/2016 10:56:43 AM  
SINCE RECORDED PROBATE JUDGE, TALLADEGA COUNTY, AL

7. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become annoyance or nuisance to the neighborhood.

8. No outbuilding or basement erected on any lot shall at any time be used as a dwelling, temporarily or permanently, nor shall any trailer or shack be placed on any lot, nor shall any resident or a temporary character be permitted.

9. Easements are reserved along and within 5 feet of the rear line, and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. Said easement to also extend along any owners side and rear property lines in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in the subdivision.

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

11. No outside toilet or privy shall be erected or maintained in the subdivision. All sanitary plumbing must conform within the minimum requirements of the Health Department of Talladega County and the State of Alabama.

12. An annual assessment shall be levied against each lot by the Country Club Estates Lot Owners Association, Inc. for Country Club privileges, maintenance of roads, buildings and other improvements to the subdivision. Such assessment shall be considered a lien against said each lot. This annual assessment will be due and payable April 1<sup>st</sup> annually. Off-shore lot \$50.00; off-shore lot with a house \$75.00; lake front lot \$100.00; lake front lot with a house \$125.00.


13. If any owner of any lot in said subdivision, or any other person shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

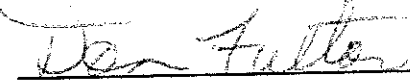
14. Invalidation of any one or more of these covenants and restrictions by judgment of any Court shall in no wise affect any of the other covenants, restrictions and provisions herein contained, which shall remain in full force and effect.


EXECUTED this the 14 day of MAY, 2016.

**ATTEST:**

Country Club Estates Lot Owners Association, Inc. Board of Directors

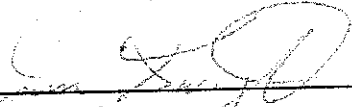
  
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Bill Kennedy, President


  
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Don Fulton, Secretary

  
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Robert Morris

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Susanne VanDall

  
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R. C. Daniel, Vice President

  
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Jim Knight

  
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Shawn Reider

N/A  
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Tony Richey

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Recording Fee 22.50 TOTAL 22.50