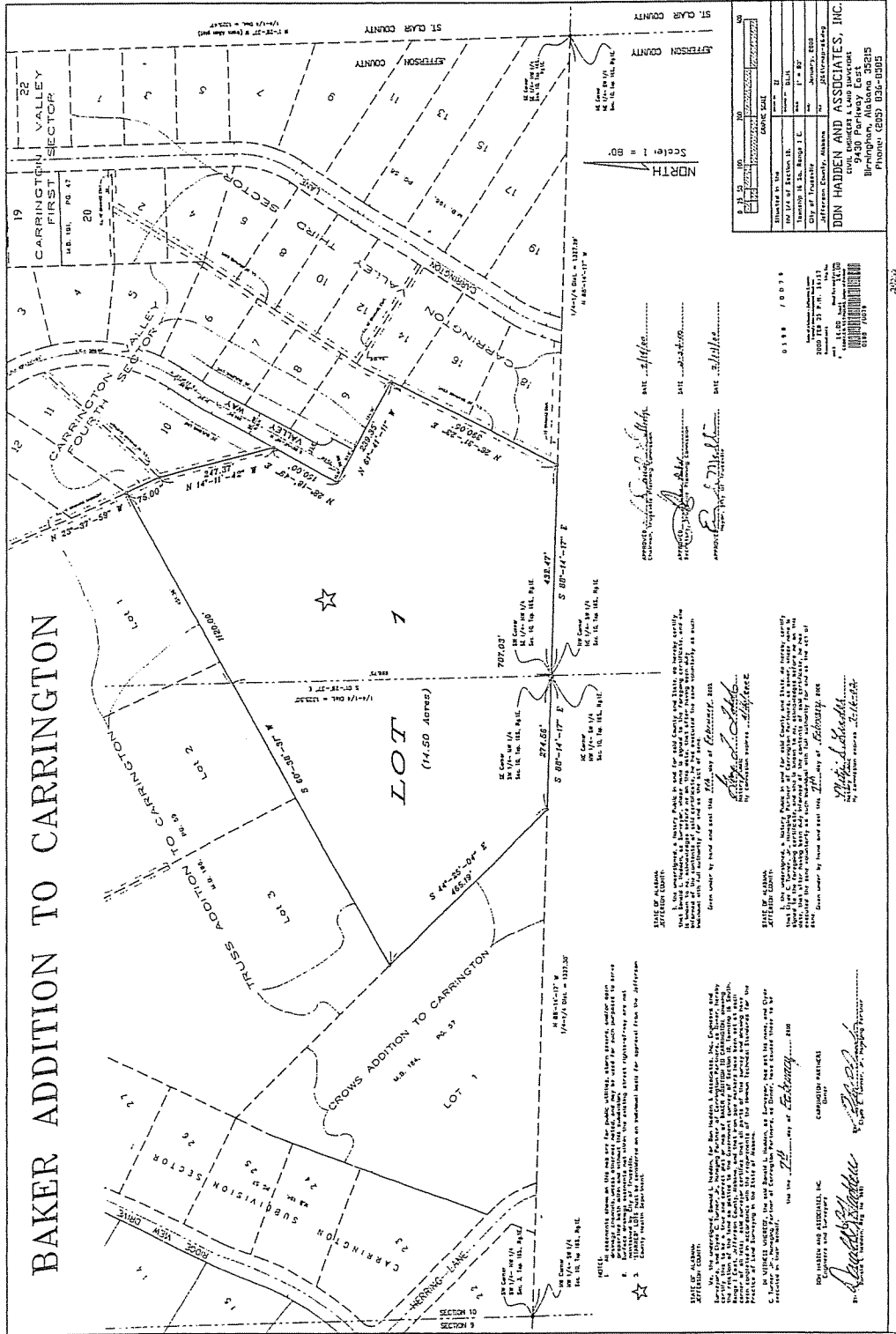


198 / 79



**BAKER ADDITION TO CARRINGTON**

**LOT 7**  
(14.50 Acres)

**STATE OF ALABAMA**  
 I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the foregoing plat, containing the description of the several lots and sections therein shown, was duly recorded in the office of the County Clerk of said County, Alabama, on this 19th day of February, 1928, and that the same is a true and correct copy of the original as the same appears in said office.  
 My Commission expires on the 19th day of February, 1928.

**STATE OF ALABAMA**  
 I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the foregoing plat, containing the description of the several lots and sections therein shown, was duly recorded in the office of the County Clerk of said County, Alabama, on this 19th day of February, 1928, and that the same is a true and correct copy of the original as the same appears in said office.  
 My Commission expires on the 19th day of February, 1928.

**JOHN HADDEN AND ASSOCIATES, INC.**  
 ENGINEERS AND SURVEYORS  
 9430 Parkway East  
 Birmingham, Alabama 35295  
 Phone: 6957, 636-0895

PLAT NO.	198
SECTION	7
TOWNSHIP	12 N.
RANGE	10 E.
COUNTY	JEFFERSON
CITY	BIRMINGHAM
DATE	FEBRUARY 19, 1928
PREPARED BY	JOHN HADDEN AND ASSOCIATES, INC.
RECORDED IN	BOOK 10, PAGE 107



**6188 70715**  
 JOHN HADDEN AND ASSOCIATES, INC.  
 ENGINEERS AND SURVEYORS  
 9430 Parkway East  
 Birmingham, Alabama 35295  
 Phone: 6957, 636-0895

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12279

STATE OF ALABAMA  
JEFFERSON COUNTY

**DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS**

2 0 0 0 3 / 9 0 2 7

This Declaration of Covenants, Conditions and Restrictions is made as of the 17<sup>th</sup> day of March, 2000 by Carrington Partners, an Alabama Joint Venture, hereinafter referred to as the "Declarant".

**WITNESSETH**

WHEREAS, the Declarant is the owner of certain real property (hereinafter referred to as the "Property") as evidenced by the map or plat of said Property as recorded in the Probate Records of Jefferson County, Alabama and is described as Lot 1, according to the survey of Bakers Addition to Carrington, as recorded in Map Book 198, Page 79, in the Probate Office of Jefferson County, Alabama.

NOW THEREFORE, Declarant hereby declares that all of the Property described herein, shall be held, sold, and conveyed subject to the following restrictions, covenants, and conditions, which are for the purpose of protecting value and desirability of, and which shall run with, the Property and be binding on all parties having any right, title, or interest in said Property or any part thereof, and their heirs, administrators, successors, and assigns, and shall inure to the benefit of each owner thereof.

**ARTICLE I**  
**USE RESTRICTIONS**

**Section 1.1. Dwelling Size.** This Property shall be subject to those certain Declaration of Covenants, Conditions and Restrictions for Carrington Valley First Sector, a Residential Development which said Declaration was recorded in the Probate Records of Jefferson County in Instrument No. 9803/9215. The size of the dwelling is limited in this said Declaration dated March 18, 1998 to certain square footage requirements as a minimum. This Property shall be subject to the terms and conditions of the original Declaration recorded in Instrument No. 9803/9215 unless modified herein. The property shall be subject to the "Declaration" as to all restrictions except as noted herein and below.

**Section 1.2. Re-subdividing.** Re-surveying or re-subdividing of a lot in the Property shall be allowed. However, under no circumstances shall any lot in the Property be re-surveyed or re-subdivided to a lot containing less than one (1) acres of land area.

**ARTICLE II**  
**HOMEOWNERS ASSOCIATION**

Section 2.1. Each and every owner of a lot contained within the Property (hereinafter "Owner"), by accepting a deed or contract for any lot contained within the Property, agrees to and shall be a member of the Carrington Homeowners Association, Inc. (hereinafter "Association") as set forth in the "Declaration". Each Owner may be required to pay an annual assessment to the Association. The annual assessment shall be established by the Association according to its Bylaws. Every current Owner of a lot contained within the Property shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot contained within the Property. Membership of any Owner shall terminate immediately upon conveyance by said Owner of his or her Lot to a new Owner.

**ARTICLE III**  
**CURRENT ZONING**

Section 3.1. The Property is currently zoned pursuant to the City of Trussville's letter dated September 9, 1999 as A-1 (agricultural). A copy of the said Zoning Letter from the City of Trussville is attached hereto as Exhibit "A".

**ARTICLE IV**  
**AGRICULTURAL USE**

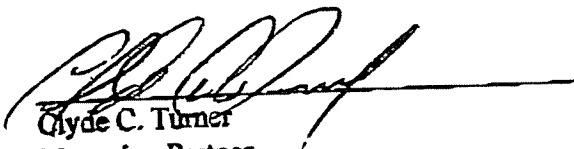
Section 4.1. Any purchaser of the Property acknowledges receipt of City of Trussville requirements in regard to agricultural use which under Section 15.0 in the City of Trussville Zoning Ordinance allows Farm and Hobby Farm which authorizes barns and horses subject to the requirements therein. Therefore, this Property shall be subject to City of Trussville Zoning Ordinances in regard to same. Therefore, Article III and IV supersedes the "Declaration".

IN WITNESS WHEREOF, the Declarant has executed this instrument on the 17<sup>th</sup> day of March, 2000.

DECLARANT:

CARRINGTON PARTNERS, an Alabama Joint Venture

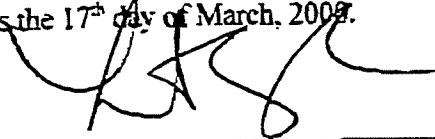
By:

  
Clyde C. Turner  
Managing Partner

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clyde C. Turner whose name is signed to the foregoing document as the Managing Partner of Carrington Partners, an Alabama Joint Venture, and who is known to me, acknowledged before me on this day that, being informed of the contents of same, he, with full authority, executed the same voluntarily.

Given under my hand and seal this the 17<sup>th</sup> day of March, 2008.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires 9/13/03

State of Alabama - Jefferson County  
I certify this instrument filed on:  
2000 MAR 21 A.M. 08:30  
Recorded and \$  
and \$  
\$ 9.50 Total \$ 9.50  
GEORGE R. REYNOLDS, Judge of Probate  
200003/9027