

NOTES: ALL EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE AND INCLUDES THE RIGHTS OF INGRESS AND EGRESS BY COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN SUCH EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
STREETS SHOWN HEREBY, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
EASEMENTS FOR TELEPHONE LINES ARE PRIVATE EASEMENTS FOR THE USE OF THE UTILITY COMPANIES. INSTALLATION AND MAINTENANCE OF THE PROPERTY INCLUDED IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, GEORGE T. GOODWIN, A REGISTERED ENGINEER OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE PLAT IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINS AND THAT THEY ACTUALLY EXIST.

THIS THE 13th DAY OF January, 1970.

George T. Goodwin
GEORGE T. GOODWIN

RESTRICTIONS

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING THEM FOR A PERIOD OF 25 YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN OR TO RECOVER DAMAGES. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. A. **LAND USE AND BUILDING TYPES:** ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES. THIS RESTRICTION SHALL NOT PROHIBIT THE ERECTION OF A CHURCH UPON ANY COMBINATION OF LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE NEW DETACHED SINGLE FAMILY DWELLING FOR PRIVATE USE, NOT TO EXCEED TWO STORIES IN HEIGHT, A PRIVATE GARAGE, GUEST HOUSE, PRIVATE STABLE, SERVANTS' QUARTERS AND OTHER OUT-BUILDINGS INCIDENTAL TO RESIDENTIAL USE OF THE PREMISES, AND SAID OUT-BUILDINGS SHALL BE OF A DESIGN AND EXTERIOR FINISH COMMENSURATE WITH THAT OF THE MAIN STRUCTURE. A PRIVATE GARAGE, GUEST HOUSE, PRIVATE STABLE, SERVANTS' QUARTERS AND OTHER OUT-BUILDINGS INCIDENTAL TO RESIDENTIAL USE OF THE PREMISES REQUIRING THE USE OF A SEPTIC TANK SYSTEM SHALL NOT BE ERECTED ON ANY LOT IN THIS SUBDIVISION UNLESS THE SEPTIC TANK SYSTEM DESIGNED TO SERVE ANY SUCH STRUCTURE IS LOCATED IN AN AREA WHERE THE SOIL CONDITIONS AFFORD ACCEPTABLE PERCOLATION QUALITIES.
- B. **DWELLING SIZE:** THE GROUND FLOOR AREA OF THE MAIN STRUCTURE SHALL NOT BE LESS THAN 2500 SQUARE FEET FOR A ONE STORY DWELLING; AND SHALL NOT BE LESS THAN 2000 SQUARE FEET OF LIVING AREA ON THE GROUND FLOOR OF A ONE AND ONE-HALF OR TWO STORY DWELLING.
- C. ALL CONSTRUCTION, ONCE BEGUN, MUST BE PURSUED TO COMPLETION WITH DUE DILIGENCE.
- D. **SUBDIVISIONS:** NO LOT SHALL BE RE-SUBDIVIDED INTO SMALLER LOTS NOR CONVEYED OR ENCUMBERED IN ANY LESS THAN THE FULL ORIGINAL DIMENSION AS SHOWN ON THE ORIGINAL PLAT OR RECORD.
- E. **EASEMENTS:** NO EASEMENTS OR RIGHTS-OF-WAY FOR INGRESS OR EGRESS FROM THE SUBDIVISION TO ANY CONTIGUOUS PROPERTY SHALL BE GRANTED BY THE OWNER OF ANY LOT OR LOTS IN THE SUBDIVISION.
2. **BUILDING LOCATION:** NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN ONE HUNDRED FEET TO ANY ROAD RIGHT-OF-WAY OR NEARER THAN SEVENTY-FIVE FEET TO ANY REMAINING LOT LINES.
3. **TEMPORARY STRUCTURES:** NO BASEMENT, TENT, SHACK, GARAGE, BARN, TRAILER, OUT-BUILDING, OR ANY TEMPORARY STRUCTURE SHALL BE OCCUPIED OR USED AS A RESIDENCE. ANY MAIN DWELLING STRUCTURE WHICH DOES NOT MEET THE REQUIREMENTS OF PARAGRAPH 1-B HEREOF SHALL BE CONSIDERED A TEMPORARY STRUCTURE.
4. **SIGNS:** NO BILLBOARD OR OTHER ADVERTISING DEVICE SHALL BE ERECTED OR PERMITTED ON ANY LOT, NOR SHALL ANYTHING BE DONE OR PERMITTED ON ANY LOT WHICH WILL DEFACE OR MAR THE NATURAL SCENERY THEREOF.
5. **LIVESTOCK AND POULTRY:** NO ANIMALS, LIVESTOCK OR BOWLTRY OF ANY KIND SHALL BE RAISED, BREED OR KEPT ON ANY LOT, EXCEPT THAT BEHENS AND DOMESTIC PETS, SUCH AS DOGS AND CATS, MAY BE KEPT PROVIDED THEY ARE NOT MAINTAINED FOR COMMERCIAL PURPOSES AND DO NOT BECOME A NUISANCE TO THE NEIGHBORHOOD.
6. **OIL AND MINING OPERATION:** NO OIL OR GAS DRILLING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON ANY LOT.
7. **NUISANCES:** ALL LOTS SHALL BE LIMITED TO RESIDENTIAL USE ONLY AND NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CONDUCTED UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. **OPEN FIRES:** THERE SHALL BE NO OPEN BURNING OF TRASH, RUBBISH, GRASS, BRUSH, TREE LIMBS, ETC. ALL SUCH BURNING SHALL BE CONDUCTED IN A SAFE MANNER WITH A WIRE MESH COVER TO PREVENT BURNING PARTICLES FROM ESCAPING.
9. **EASEMENTS:** THERE IS EXPECTED AND RESERVED FIVE FEET ON EACH SIDE OF ALL LOT LINES, SEPARATING BUILDING LOTS, TO PERMIT INGRESS AND EGRESS FOR THE ERECTION, CONSTRUCTION, AND MAINTENANCE OF PUBLIC SERVICES SUCH AS ELECTRIC POWER LINES, TELEPHONE LINES, GAS, WATER MAINS AND LATERALS, SEWAGE LINES AND FOR SURFACE WATER DRAINAGE, UPON CONDITION, HOWEVER, THAT THERE IS RESERVED THE RIGHT TO VACATE THE EASEMENTS ALONG ANY LOT LINES COMMON TO TWO OR MORE ADJOINING LOTS IF SAID ADJOINING LOTS ARE PURCHASED FOR USE AS A SINGLE DWELLING SITE AND PROVIDED, FURTHER, THAT SAID EASEMENTS ARE NOT CURRENTLY IN USE AT THE TIME OF THE VACATING OF THE EASEMENT.
10. **DRIVEWAYS:** NO DRIVEWAY SHALL BE PERMITTED ON THE UPSLOPE SIDE OF THE ROAD UNLESS THERE IS INSTALLED AT THE JUNCTION OF THE DRIVEWAY AND THE ROAD, A CONCRETE OR METAL CULVERT OF SUFFICIENT CAPACITY TO PROVIDE FOR ADEQUATE DRAINAGE OR WATER ALONG THE SIDE OF THE ROAD AND IN NO EVENT SHALL SAID CULVERT BE LESS THAN TWELVE INCHES IN DIAMETER.
11. **SEWAGE DISPOSAL:** UNTIL PUBLIC SEWER BECOMES AVAILABLE, SEWAGE FROM ANY LOT SHALL BE DISPOSED OF BY SEPTIC TANK AND SUB-SURFACE DISPOSAL FIELD OF A TYPE WHICH MEETS ALL LOCAL AND STATE REQUIREMENTS, AND NO PART OF THE SEWAGE DISPOSAL SYSTEM SHALL BE LOCATED NEARER THAN ONE HUNDRED FEET TO ANY LOT LINE WHERE TIGHT, UNFAVORABLE SOIL CONDITIONS EXIST.

12. TANKS, NO ELEVATED TANKS OF ANY KIND SHALL BE PERMITTED UPON ANY LOT. ALL TANKS FOR STORAGE OF GAS, FUEL OIL, GASOLINE, ETC., SHALL BE BURIED OR HIDDEN FROM VIEW BY MEANS OF HEDGES, PLANTING, OR CONSTRUCTION COMPENSATORY WITH THE DESIGN OF THE DWELLING.

13. ARCHITECTURAL CONTROL: NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARBOR OF EXTERNAL DESIGN WITH EXISTING STRUCTURES AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH ELEVATION.

14. MEMBERSHIP: THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF PAUL C. CORNIE, O. O. PINNSTON, JR., AND WILLIAM K. YIGORST, ALL OF NORTHGORET, ALABAMA. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE. REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. WHETHER THE MEMBERS OF THE COMMITTEE, FOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. AT ANY TIME, THE BOARD OF OWNERS SHALL HAVE THE POWER THROUGH A DEED RECORDED WITHIN INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE ANY OF ITS POWERS AND DUTIES.

15. PROCEDURE: THE COMMITTEE'S APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. SHOULD THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVES, FAIL TO APPROVE OR DISAPPROVE SUCH PLAN, DESIGN AND LOCATION WITHIN THIRTY (30) DAYS AFTER SUCH PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO THEM, FOR ITS REPRESENTATIVES OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, THEN SUCH APPROVAL SHALL NOT BE REQUIRED, AND THE PLANS, SPECIFICATIONS AND LOT PLAN SHALL BE DEEMED TO HAVE BEEN APPROVED. HOWEVER, ALL OTHER COVENANTS HEREBY COMPAILED SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE UNDERSIGNED, CHARRABEL CORPORATION, THE OWNER OF ALL LOTS IN SAID PLAT, HAS CAUSED THIS INSTRUMENT PREScribing COVENANTS, RESTRICTIONS AND RESERVATIONS FOR BE RECORDED IN PUBLIC RECORDS WITHIN INSTRUMENT NO. 1 TO BE EXECUTED IN THE NAME OF PAUL C. CORNIE AS ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED BY O. O. PINNSTON, JR., AS ITS SECRETARY, BOTH OF WHOM ARE THEREBY DULY AUTHORIZED, THIS THE 6 DAY OF August, 1970.

TESTE: CHARRABEL CORPORATION, A CORPORATION;

Paul C. Cornie
O. O. PINNSTON, JR., SECRETARY

Paul C. Cornie
PAUL C. CORNIE, PRESIDENT

STATE OF ALABAMA
COUNTY OF MOBILE

PURSUANT TO A RESOLUTION OF DIRECTORS ADOPTED ON THE 6 DAY OF August, 1970, THE UNDERSIGNED, CHARRABEL CORPORATION, A CORPORATION, OWNER OF THE PROPERTY ON THE ATTACHED BELWOOD ESTATES PLAT NO. 1 ACTING THROUGH ITS PRESIDENT AND SECRETARY THEREBY FIRST LAWFULLY AUTHORIZED, HEREBY JOIN IN AND SIGN THE FOREGOING SUPERVISOR'S CERTIFICATE AND ADOPT THIS PLAT ON THE 6 DAY OF August, 1970.

Paul C. Cornie
O. O. PINNSTON, JR., SECRETARY

Paul C. Cornie
PAUL C. CORNIE, PRESIDENT

STATE OF ALABAMA
COUNTY OF MOBILE

I, Paul C. Cornie, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, CERTIFY THAT PAUL C. CORNIE AND O. O. PINNSTON, JR., WHOSE NAMES AS PRESIDENT AND SECRETARY RESPECTIVELY OF CHARRABEL CORPORATION, ARE SHOWN TO THE FOREGOING INSTRUMENT PREScribing COVENANTS, RESTRICTIONS AND RESERVATIONS FOR BELWOOD ESTATES PLAT NO. 1 AND ALSO THE INSTRUMENT JOINING IN AND SIGNING THE SUPERVISOR'S CERTIFICATE AND ADOPTING SAID BELWOOD ESTATES PLAT NO. 1, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING IMPOUNDED OF THE COVENANTS OF THE SAID INSTRUMENT, THEY AS SUCH OFFICERS AND WITH FULL AUTHORITY EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 6 DAY OF August, 1970.

Paul C. Cornie
NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF MOBILE

FINAL APPROVAL OF THE PLAT IS GIVEN THIS THE 7 DAY OF August, 1970.

Approved to record
Notary Public
State of Alabama
Paul C. Cornie
Notary Public
Mobile, Alabama

Paul C. Cornie
PAUL C. CORNIE, PRESIDENT