

KNOW ALL MEN BY THESE PRESENTS: That WHEREAS, the undersigned, being the owner of Oak Forest Subdivision less and except lots 1,2,3,4,5,47 & 48, do hereby adopt and declare the Protective Restrictions:

- A: No more than one single family dwellings shall be erected, placed or permitted to remain on any tract.
- B. Mobile homes are permitted to be used as residences as long as such mobile homes are not over ten (10) years old when placed on said lot, and all mobile homes must be underpinned within sixty (60) days of placement on property. Underpinning material should be metal or fiberglass painted to complement the mobile home. Any addition to mobile home must complement the existing structure and be painted or covered with siding. Seller reserves the right to inspect any mobile home before it can be placed on the lot.
- C. The heated finished floor area of any house shall not be less than 1000 square feet, exclusive of open porches, breezeways, carports or terraces. A mobile home shall not be less than 12' x 60'.
- D. All driveway pipes must be at least 15 inches in diameter or approved by County Engineer.
- E. No camper, tent, shack, garage, barn or other outbuilding erected in the tract shall, at any time, be used as a residence temporarily or permanently.
- F. No dwelling shall be used for rental purposes.
- G. Property cannot be subdivided.
- H. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except horses, dogs, cats or other pets which may be kept provided that they are not bred or maintained for any commercial purpose.
- I. Junk yards, garbage piles, junk cars or any such thing considered to be an eyesore or a detriment to the other tracts are not to accumulated on the property.
- J. 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 an annoyance or nuisance to the neighborhood.
- K. No timber shall be cut and marketed at anytime during the life of the mortgage or Lease Sale Contract without the consent of the mortgage or Lease Sale Contract holder.
- L. These covenants and restrictions shall run with the land and shall be binding upon the undersigned, their heirs, successors, and assigns. The invalidation of any one of the foregoing covenants and restrictions shall in no way affect any other provision or restriction contained therein. Any change in these covenants shall require written consent of seventy five percent (75%) of the owners of the property.

*James W. Pruitt, Judge of Probate*

RECORDED IN ABOVE DEED BOOK & PAGE NO. FILED ON  
1992 AUG 19 PM 1:23  
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IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of July, 1992.

*James A. Lovejoy*  
JAMES A. LOVEJOY, GENERAL PARTNER  
SOUTHERN PROPERTIES, AN ALABAMA  
GENERAL PARTNERSHIP  
State Of Alabama, Talladega Co. I hereby certify that the following fees have been collected on this instrument as required by law.

STATE OF ALABAMA  
ST. CLAIR COUNTY  
Sworn to and subscribed to before me  
this the 28th day of July, 1992.

*Gayle N. Logan*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 16, 1995

Mip. Tax	_____
Indexing fee	<u>2.00</u>
Recording	<u>250</u>
Total	<u>450</u>

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200  
2/29/92

MAILED 10-11-92