

LAKE FOREST PLAT RESTRICTIONS

These covenants are to run with the land and shall be binding on all parties and persons claiming them for a period of twenty-five (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 (10) 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 proceeding at law or in equity against the person or persons violating or attempting to violate any covenants, 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 that shall remain in full force and effect.

1.
 - A. LAND USE AND BUILDING TYPES: All lots in the subdivision shall be known and described as residential lots and shall be used for residential purposes only. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling for private use, not to exceed two stores in height and a private garage for not more than three (3) cars.
 - B. DWELLING SIZE: The ground floor area of the main structure shall not be less than 18090 square feet for a one story dwelling and 1250 square feet for a one and one-half story or two story dwelling. For the purpose of this paragraph, one-half of the square footage of an attached and enclosed garage shall be considered in the minimum square footage for a dwelling, provided, however, garage floors are installed and the exterior finish of the attached garage is the same as that of the main residence. A carport under a roof, which is attached to a dwelling, shall not be considered as a garage for this purpose. Maximum building height shall be thirty-five (35) feet. Plat 7-85 foot lots minimum 1800 square feet. 90-100 foot lots 2000 square foot minimum.
 - C. ALL CONSTRUCTION, ONCE BEGUN must be pursued to completion with due diligence. Chimneys of prefabricated fireplaces are prohibited on the front of houses. Chain link fences are prohibited except on rear lot lines and side lines from rear lot line to rear of building. Closure to the building with chain link fencing is prohibited. Chain link fences are prohibited from fronting any street right of way unless approved by the architectural control committee.
 - D. SUBDIVISIONS: No lot shall be re-subdivided into smaller lots nor conveyed or encumbered in any less than the full original dimensions as shown on the original plat of 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 applicable City regulations. Some lots have had constructed a building pad. Said pad begins approximately thirty feet from the front lot lines and extends backwards approximately fifty feet. However, lot owners are cautioned about building without first satisfying themselves of the feasibility or suitability of constructing the proposed building on the pad or otherwise on the lot. Lake Forest Partners and their consultants specifically disavow any liability or responsibility due to construction of said pad or for the suitability or feasibility of the lots for the construction of any proposed building, outbuilding, or pools. No warranty is given or representation made in regard to such. Lot owners have the responsibility of satisfying themselves of such in regard to the building which is to be placed on said lots.

3. TEMPORARY STRUCTURES: No basement, tent, shack, garage, barn, trailer, outbuilding or any temporary structure shall be occupied or used as a residence. Any main dwelling structure that does not meet the requirements of paragraph 1-B hereof shall be considered a temporary structure. Outbuildings incidental to residential use shall be of a design and exterior finish commensurate with that of the main structure. All metal storage buildings of any kind are prohibited.
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. TELEVISION SATELLITE EQUIPMENT: (Dishes) are restricted to black mesh and shall be placed in rear yards only.
6. LIVESTOCK AND POULTRY: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except than 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.
7. NUISANCES: All lots shall be limited to residential use only and no noxious or offensive trade or activity shall be conducted upon any lo 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 must be done in a safe enclosed incinerator with a wire mesh cover to prevent burning particles from escaping.
9. OIL AND MINING OPERATION: No oil or gas drilling or mining operations of any kind shall be permitted upon any lot.
10. MAILBOXES AND RECEPTACLES: All mailboxes or any other receptacle for the receipt of mail regardless of whether or not delivered by the United States Postal Services or a private delivery service and all other receptacles for the delivery of newspapers or other publications shall be uniform in design and color and shall be governed by the provision of paragraph 13 of these covenants and subject to approval by the architectural control committee as any building within this plat.
11. EASTMENTS: All easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the plat. The granting of the easement or right of access shall not prevent the use of the area by the owner for any permitted purpose except for buildings. A right of pedestrian access by way of driveway or open lawn area shall also be granted on each lot, from the front lot line to the rear lot line, to any utility company having an installation in the easement.
12. SIGHT DISTANCE AT INTERSECTIONS: no fence, wall hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at 25 feet from the intersection of the street lines, or in the case of rounded property corner from the intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
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 the quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finished grade elevation.

14. MEMBERSHIP: The architectural control committee is composed of the three (3) following members: Milton Strickland, Bob Cleland, and Ted Watts,; all of Montgomery, Alabama. A majority of the committee members may designate a representative to act for it. In the event of the death, resignation, or inability of any member to serve, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled t any compensation for services performed pursuant to this covenant. This committee shall dissolve after approval of the 49th House Plan.
15. PROCEDURE: The architectural control committee's approval or disapproval as required in thee covenants shall be in writing and shall be accomplished by signing two (2) copies of plans, one of which will be retained by the committee for its record. Notice is hereby served on each owner that if he starts building without written approval of the committee, he is doing so at his own risk.
16. BASKETBALL GOALS, FLAG POLES, ETC.: No basketball goals, flag poles or other ornamental yard fixtures shall be erected or placed on any lot unless the location or placement of said fixture has been approved by the architectural control committee.