

RESTRICTIONS

PEACHTREE HILLS SUBDIVISION FIRST ADDITION

The following minimum restrictions are placed on each and every residential building lot in Peachtree Hills Subdivision First Addition in the City of Dothan, Alabama, as per plat of said Subdivision of record in the Office of the Judge of Probate of Houston County, Alabama, in Plat Book 10 Page 18.

RESIDENTIAL BUILDING LOTS

- 1. All lots in the tract shall be known as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than detached single family dwellings.
- 2. No building shall be located on any lot nearer than 15 feet to any side line or back property line or 35 feet from any street.

DWELLING SIZE

- 3. No building shall be erected, altered, placed or permitted to remain on any lot less than 1800 minimum square feet of living area exclusive of porches, or garages.

NUISANCES

- 4. No noxious or offensive activities shall be carried on any lot, nor shall any swine, poultry, goats or sheep be kept on the property. (Owner shall keep premises in a neat and orderly manner.)

TEMPORARY STRUCTURE

- 5. No mobile home, basement, tent, shack, garage, barn or other building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

TERM

- 6. The covenants are to run with the land and shall be binding on all parties and all claiming under them.

ENFORCEMENT

- 7. If the parties hereto, their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Subdivision to prosecute proceedings at law or in equity against said parties, and either to prevent him or them doing so or to recover damages, or both.

SEVERABILITY

- 8. Invalidation of any one of the covenants by judgment of a court shall in no wise affect any of the other provisions which shall remain in full force and effect.

This the 23<sup>rd</sup> day of October, 1996.

Attest:

[Signature]

[Signature]  
Hubert W. Toole

[Signature]  
Helen R. Toole