

STATE OF ALABAMA

COUNTY OF MOBILE

**AMENDED AND RESTATED  
DECLARATION OF RIGHTS, COVENANTS, RESTRICTIONS, AFFIRMATIVE  
OBLIGATIONS AND CONDITIONS APPLICABLE TO "LONGLEAF GATES"  
AT GIRBY ROAD, A RESIDENTIAL SUBDIVISION**

WHEREAS, by Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions applicable to "Longleaf Gates" at Girby Road, a Residential Subdivision dated January 24, 2009, and recorded in Real Property Book 6485, Page 1490, of the records in the Office of the Judge of Probate of Mobile County, Alabama (the "Declaration"), The Pines at the Preserve, L.L.C., an Alabama limited liability company, established certain covenants, restrictions, easements, affirmative obligations, and other matters relating to Longleaf Gates, a subdivision situated in Mobile County; and,

WHEREAS, to reflect certain changes desired to be made in the Declaration, and to correct any deficiencies that may have occurred in the execution and recordation of such Declaration, The Pines at the Preserve, L.L.C., as Developer does hereby desire to amend and restate and/or adopt anew the Declaration in its entirety:

NOW, THEREFORE, in consideration of the premises, The Pines at the Preserve, L.L.C., an Alabama limited liability company (the "Developer"), as the owner of Longleaf Gates, a residential subdivision in Mobile County, Alabama (the "Subdivision"), which property is more particularly described and depicted by that certain instrument recorded in Map Book 120, at page 123, of the records in the Office of the Judge of Probate of Mobile County, Alabama (the "Property"), for the purpose of preserving the value of Longleaf Gates, for assuring the maintenance of the common areas of Longleaf Gates, and for other purposes, does hereby adopt as new and/or amend and restate the Declaration in its entirety to read as follows:

**ARTICLE I**

The Developer hereby declares that the Property is and shall be held, transferred, sold, conveyed, given, purchased, leased, occupied and used subject to these Covenants. These Covenants, the benefit of these Covenants and the affirmative and negative burdens of these Covenants shall touch and concern and run with the Property.

In this Declaration, the following words will have the meaning described to them in this Article I:

Section 1.01 ASSOCIATION shall mean and refer to **The Property Owners' Association of LONGLEAF GATES**, an Alabama non-profit corporation, its successors and assigns. This is the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions to which the Articles of Incorporation and By-Laws of the Association make reference.

Section 1.02 COMMON PROPERTY OR PROPERTIES OR COMMON AREA PROPERTY OR PROPERTIES shall mean and refer to that certain real and/or personal property conveyed to the Association by the Developer in accordance with Section 8.01. In addition, the median to any portion of a private or dedicated road or street or alleyway, within or abutting the Property, shall be included in the Common Area Property unless otherwise provided. The retention ponds depicted on the Plat of the Property, all of the lakes or ponds shown on the Plat of the Property or any the property owned by THE PINES AT THE PRESERVE, L.L.C. and its related facilities and amenities are part of the Common Properties.

Section 1.03 DEVELOPER shall mean and refer to THE PINES AT THE PRESERVE, L.L.C..

Section 1.04 DWELLING UNIT shall mean and refer to that portion of any Improved Lot intended for use, or being used, as a single-family residential dwelling.

Section 1.05 ENCLOSED LIVABLE AREA shall mean and refer to that area of the Dwelling Unit that is completely enclosed and protected from the weather (heated and cooled) and intended as the living quarters of the Dwelling Unit.

Section 1.06 IMPROVED LOT shall mean and refer to a Lot on which is located a building and/or other structure(s) as to which required approvals for use and occupancy have been obtained.

Section 1.07 INSTITUTIONAL MORTGAGEE shall mean and refer to any federal or state chartered bank, life insurance company, federal or state savings and loan association or real estate investment trust which holds a first mortgage or other first lien or charge upon the Property or portion of the Property or any interest therein which is of record in the Office of the Judge of Probate of Mobile County, Alabama.

Section 1.08 LOT shall mean and refer to any of the one hundred thirty-seven (137) numbered and delineated parcels shown on the Plat as Phase I, as the same may be amended from time to time, and any additional Lots added by Developer pursuant to Section 2.02.

Section 1.09 MEMBERS OR MEMBERSHIP shall mean and refer to the Property Owners' Association's members.

Section 1.10 OWNER OR PROPERTY OWNER shall mean and refer to the holder of record of fee simple title to any Lot. Notwithstanding any applicable legal theory of any mortgagee, "Owner" shall not mean or refer to the mortgagee, mortgagee's heirs, successors or assigns, unless such mortgagee has acquired title pursuant to foreclosure or a proceeding or deed in lieu of foreclosure; nor shall the term "Owner" mean or refer to any lessee of any Owner, nor shall the term "Owner" mean or refer to any person holding title merely as security for the payment of a debt. In the event there is of record a deed granting one or more parties a life estate in any Lot, the Owner of said Lot shall be deemed to be the holder or holders of the life estate, regardless of who owns the fee interest.

Section 1.11 PLAT OR SUBDIVISION PLAT shall mean and refer to the Subdivision plat of, **LONGLEAF GATES** as recorded at Map Book 120, at page 123, of the records in the Office of the Judge of Probate, Mobile County, Alabama.

Section 1.12 PUBLIC RECORDS shall mean and refer to the records of the Office of the Judge of Probate, Mobile County, Alabama.

Section 1.13 SUBDIVISION shall mean **LONGLEAF GATES**, a subdivision, as shown on the Plat of **LONGLEAF GATES**, recorded in the Public Records.

Section 1.14 UNIMPROVED LOT shall mean and refer to any Lot that is not an Improved Lot.

## ARTICLE II FUTURE DEVELOPMENT AND ADDITIONS TO THE PROPERTY

Section 2.01 FUTURE DEVELOPMENT. The Developer, its successors and assigns, may develop other property and may as a matter of right, without the consent of the Association or the Owners, convey additional parcels to the Association without regard to the location of such parcels of land within the Property. At the time of conveyance to the Association, these properties shall be designated as Common Properties. The Developer shall not be required to follow any predetermined sequence, schedule or order of improvements and development; and it may take, subject to this Declaration, additional lands and develop the same before completing the development of the Lots and Common Areas as shown on the Plat. Any property conveyed by the Developer to the Association may also be subject to additional covenants and restrictions as specifically set forth in the deed of conveyance.

Section 2.02 ADDITIONS AND WITHDRAWALS OF PROPERTY. Additional property may become subject to this Declaration or be withdrawn from this Declaration in the following manner:

(a) Additions. The Developer, its successors and assigns, shall have the right, without further consent of the Association or the Owners, to bring within this Declaration any additional property. Such property may be subjected to this Declaration as one parcel or as several smaller parcels at different times. The additions authorized under this subsection shall be made by filing in the Office of the Judge of Probate, Mobile County, Alabama, a supplementary Declaration with respect to the additional property which shall extend the operation and effect of this Declaration to such additional property.

Any supplementary Declaration may contain such additions and/or modifications of the covenants and restrictions contained in this Declaration as may be necessary or convenient, in the sole judgment of the Developer, to reflect the different character, if any, of the additional properties.

(b) Withdrawal. The Developer, its successors and assigns, without consent from the Association or the Owners, shall have the right, at any time or from time to time, to withdraw portions of the Property from this Declaration. The withdrawal

authorized by this subsection shall be made by filing in the Office of the judge of Probate, Mobile County, Alabama, and a supplementary Declaration with respect to the property which has been withdrawn.

(c) Mergers. Upon merger or consolidation of the Association with another association as provided for in the By-Laws of the Association, the Association's property rights and obligations may, by operation of law, be transferred to another surviving or consolidated association. In the alternative, the properties, rights and obligations of another association may, by operation of law, be added to the property of the Association as the surviving corporation pursuant to a merger. The surviving or consolidated association may administer the property, together with the covenants and restrictions established upon any other properties, as one plan. No merger or consolidation shall affect any revocation, change or addition to this Declaration with respect to the property including, without limitation, the maximum limits on assessments of the Association, or any other matter substantially affecting the interest of Members of the Association.

Section 2.03 PLATTING AND SUBDIVISION OF THE PROPERTY. The Developer, its successors and assigns, without consent from the Association or the Owners, shall be entitled at any time and from time to time to subdivide; plat and/or re-plat all or any portion, or part of the Property, and to file subdivision restrictions and/or amendments thereto with respect to any undeveloped portion or portions of the Property.

### ARTICLE III GENERAL COVENANTS AND RESTRICTIONS

Section 3.01 PURPOSES. The primary purpose of these covenants and restrictions and the foremost consideration in the origin of same has been the creation of a subdivision that is aesthetically pleasing and functionally convenient. The establishment of objective standards relating to design, size and locations of dwellings and other structures makes it impossible to take full advantage of the individual characteristics of each parcel of property and of technological advances and environmental values. For this reason such standards are not established by these Covenants. In order to implement the purposes of these Covenants, the Developer shall establish and amend from time to time objective guidelines which shall be in addition to these Covenants and shall be called **LONGLEAF GATES** Design Guidelines

Section 3.02 LOTS LIMITED TO RESIDENTIAL USE. All Lots shall be used for single-family residential purposes exclusively. No structure, except as hereinafter provided, shall be erected, altered, placed, attached to or permitted to remain on any Lot other than those structures and improvements, new construction, approved for use and occupancy by the Developer in accordance with the **LONGLEAF GATES** Design Guidelines published from time to time by the Developer.

Section 3.03 SITING. All Dwelling Units, buildings, and other improvements must be located within the setback lines as shown on the Subdivision Plat and in accordance with **LONGLEAF GATES** Design Guidelines. All improvements shall be located so that the maximum view and privacy will be available to each Dwelling Unit, and all improvements will be ideally located with regard to the topography of each Lot taking into consideration the

location of trees or plants, and other aesthetic and environmental considerations. The Developer reserves unto itself, its successors and assigns, the right to control and to decide solely (so long as (a) Developer's decisions are not arbitrary or capricious and (b) subject to the provisions of the pertinent land use regulations of public authorities having jurisdiction) the precise site and location of any Dwelling Unit, building, structure or other improvement on any property in the Subdivision. The location shall be determined only after reasonable opportunity is afforded to the Property Owner to recommend a specific site; provided however, that in the event an agreed location is stipulated in writing in the contract of purchase from the Developer, and such location complies with the applicable local city and county subdivision regulations, the Developer shall approve such location for a residence or group of residences.

Section 3.04 SIGNS. No signs shall be erected or maintained on the Property or on any Lot at any time by anyone, including without limitation, a Property Owner, realtor, contractor, or subcontractor, except the following approved signs: (1) one (1) "For Sale" or "For Rent" sign; (2) one (1) sign for a contractor displayed during construction for a maximum of twelve (12) months or until completion of construction, whichever shall first occur; (3) one (1) sign for an architect or designer displayed during construction for a maximum of twelve (12) months or until completion of construction, whichever shall first occur; (4) a sign which must be posted as a result of legal proceedings pursuant to a statute or court order; or (5) a sign which has been specifically approved in writing by the Developer. The Developer reserves the right to restrict the size, color, content, location, number and method of display of each approved sign.

Section 3.05 MAILBOXES. No mailboxes may be erected or maintained on the Property except mailboxes approved by the Developer. The actual cost of providing, erecting and maintaining a mailbox, including Developer approved numbering or lettering, shall be paid by the Property Owner. The Developer reserves the right to designate the location of all mailboxes.

Section 3.06 UNSIGHTLY CONDITIONS. It shall be the responsibility of each Property Owner and tenant thereof to prevent the accumulation of litter, trash, packing crates or rubbish or the development of any unclean, unsightly, or unkempt condition of buildings or grounds on their Lot before, during or after construction. Each Owner must provide or require an on-site metal dumpster for trash and litter during construction. It shall also be the responsibility of each Property Owner and tenant thereof to prevent accumulations which shall tend to substantially decrease the beauty of the community as a whole or the specific area. The Property Owners' Association or the Developer will require, after notification, two weeks for the unsightly condition to be corrected. If not corrected within this time frame, the Property Owners' Association or the Developer will perform whatever necessary to remedy the situation and bill the lot owner.

Section 3.07 LIGHTS. The design and location of all exterior lighting fixtures shall be subject to the approval of the Developer. Neither these nor any other illumination devices located anywhere on the structures or grounds of any Dwelling Unit shall be located, directed, or of such intensity as to affect adversely the enjoyment of any adjacent Property owner.

Section 3.08 ANIMALS. No animals, livestock, or poultry of any kind shall be raised, bred, kept or pastured on the Property, except that a reasonable number of common household pets such as dogs and cats may be kept in any one Dwelling Unit, provided said pets must be secured by a leash under the control of a responsible person and obedient to that person's

command at any time they are permitted outside a Dwelling Unit. Any areas located on a Lot for the maintenance or confinement of pets are subject to prior approval by the Developer. The Owner of a pet, leashed or unleashed, is responsible for the removal of feces from any lot not owned by the owner of the pet.

Section 3.09 SEWAGE. Prior to the occupancy of a Dwelling Unit, proper and suitable provisions shall be made for the disposal of sewage by connection with the sewer mains. No sewage or other waste material shall be emptied or discharged except into the sanitary sewer system.

Section 3.10 REPAIRS AND HAZARDS. Any building or other improvement on any Lot attached thereto that is destroyed partially or totally by fire, storm or any other means shall be repaired or demolished within a reasonable period of time, and the land on which it was located restored to an orderly and attractive condition. Any damage which causes a dangerous or unsafe condition to persons or which is unsightly and which is not repaired within a reasonable time (in no event longer than sixty (60) days) following notice, may be repaired or removed at the direction of the Association or the Developer, and the cost of such repairs or removal shall become a lien against the pertinent Lot and become the personal obligation of the Owner of such Lot. Any entry upon a Lot to effect such emergency repairs or removal shall not be deemed a trespass.

Section 3.11 OFFENSIVE ACTIVITY. No noxious or offensive activity shall be carried on upon any Lot or any other portion of the Property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to the community. The Developer shall have the express right, in its sole discretion, to publish rules from time to time to prohibit, regulate or otherwise deal with activities which violate this Section. Any use of off road motorcycles, four wheelers and others as determined by the developer is prohibited in the developed area of LONGLEAF GATES as well as the undeveloped area. Any violation in the undeveloped areas or unsold lots of the Developer will be considered trespassing and subject to prosecution under the statutes of The State of Alabama.

Section 3.12 UTILITIES. All electrical, cable and telecommunication lines located upon the Property, other then those existing on the date of this Declaration, shall be installed and maintained underground unless the Developer specifically approves above ground installation of such lines.

Section 3.13 ANTENNAS. No television antenna, receiving "dish", radio receiver or sender or other similar device shall be attached to or installed on any Lot or structure within the Subdivision without the prior written consent of the Developer. A location of a dish antenna must be designated on the plans for approval by the Architectural Review Committee. Nor shall radio, television signals, nor any other form of electromagnetic radiation be permitted to originate from any building, Dwelling Unit, Lot or any other portion of the Property which may unreasonably interfere with the reception of television or radio signals upon any other part of the Property. However, the provisions of this Section shall not prohibit the Developer from installing equipment necessary for a master antenna system, security system, cable television and mobile radio systems or other similar systems within the Subdivision.

Section 3.14 TRESPASS. Whenever the Developer is permitted by this Declaration to correct, repair, clean, preserve, clear out or do any action on any of the Property or on the easement areas adjacent thereto, entering such Property and taking such action shall not be deemed a trespass. Unless authorized by the Developer, no one is permitted to enter unsold lots or undeveloped property of the Developer, or any lot not owned by the trespassing violator, such action is deemed a trespass and the Developer is not liable to anyone for an unauthorized entry to the previously described property in this section.

Section 3.15 PARCELS. No Lot shall be subdivided, or its boundary lines changed, except with the prior written consent of the Developer. However, the Developer hereby expressly reserves to itself, its successors and assigns, the right to re-plat any Lot and to take such other steps as are reasonably necessary to make such re-platted Lot suitable and fit as a building site including, but not limited to, the relocation of any Lot or easements, walkways, tunnels, rights-of-way, roadways, and Common Areas. The provisions of this Section shall also not prohibit the combining of two (2) or more contiguous Lots into one (1) large Lot. Three (3) Lots may be divided into two (2) Lots with approval by the Developer.

Section 3.16 INGRESS AND EGRESS. The Property Owner, in accepting title to Property conveyed subject to the covenants and restrictions of this Declaration, waives all rights of uncontrolled and unlimited ingress and egress to such Property (and waives such rights for any person claiming entry rights by virtue of any relationship or permission of such Property Owner and successors in title) and agrees that such ingress and egress to the Owner's Lot may be limited to roadways built or approved by the Developer. The Developer, its successors, assigns, agents, employees and licensees, expressly reserve a right of ingress and egress upon and through any and all roads, roadways, bridges and any other designated access routes in the Subdivision to any portion or part of the Subdivision or Property. Nothing in this Section shall be construed as placing an affirmative obligation on the Developer to provide or construct any road, bridge, or other means of ingress and egress to or within the Subdivision.

Section 3.17 FIREARMS. No hunting by any means or discharge of firearms of any type shall be allowed on the Property.

Section 3.18 BRIDGES. The Developer expressly reserves to itself, its successors, assigns, agents, employees, and licensees, any other provisions of this Declaration notwithstanding, the right to build bridges, walkways, tunnels or fixed spans across any or all natural or man-made waters, canals, creeks, paths, or lakes in the Subdivision. Nothing in this Section shall be construed as placing an affirmative obligation on the Developer to provide or construct any such improvement.

Section 3.19 LANDSCAPING. No weeds, underbrush or other unsightly growth which would unreasonably interfere with the enjoyment of adjacent Property Owners shall be permitted to grow or remain upon any part of a Lot and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain upon any part of a Lot, including vacant parcels, Common Area, or road right-of-way. All landscaping of any Lot shall be completed within ninety (90) days from the completion of construction of the improvements. These provisions shall not apply to the Developer until the last Lot is sold to an Owner other than the Developer.

Section 3.20 TEMPORARY STRUCTURES. No structure of a temporary character, trailer, unfinished basement, tent or shack shall be used at any time as a residence either temporarily or permanently. No storage building of any type shall be permitted unless such building is designed as part of the main Dwelling Unit and approved by the Architectural Review Committee. There shall be no occupancy of any Dwelling Unit until the interior and exterior of the Dwelling Unit is completed and a certificate of occupancy, or other satisfactory evidence of completion, is received and approved by the Developer. Any prefabricated structure is considered a temporary structure. If any structure as described above, that has been brought in on wheels or other methods, lifted, air borne is considered temporary.

Section 3.21 FENCES. All fences and similar improvements must be constructed, installed, and maintained in accordance with **LONGLEAF GATES** Design Guidelines. Chain link or any other wire fences shall not be used. A wooden, brick, stucco, wrought iron or similar approved fence or privacy screen may be used if constructed and placed in accordance with **LONGLEAF GATES** Design Guidelines.

Section 3.22 GARAGES. All Dwelling Units must have a minimum of a two (2) vehicle enclosed garage and must meet the requirements of **LONGLEAF GATES** Design Guidelines. No carports will be allowed. Garage openings must be constructed in accordance with **LONGLEAF GATES** Design Guidelines. In all cases electric automatic door openers/closers shall be installed and used. Any garages visible from the street must be kept closed when not in use.

Section 3.23 RECREATIONAL VEHICLES AND BOATS. No boat, boat trailer, four wheeler, dirt or street motor cycle or trailer for the such, house trailer, horse trailer, trailer, camper, motor home, un-maintained cars, trucks, or any similar items shall be stored on any Lot for a period of time in excess of twenty-four (24) hours, unless housed in an enclosed garage.

Section 3.24 REMEDIES FOR VEHICLE AND RECREATIONAL EQUIPMENT VIOLATIONS. Any such vehicle or recreational equipment parked in violation of these or other regulations contained herein or in the rules and regulations now or hereafter adopted by the Association may be towed by the Association or the Developer, at the sole expense of the Owner of such vehicle or recreational equipment, if it remains in violation for a period of twenty-four (24) hours. The Association or the Developer shall not be liable to the owner of such vehicle or recreational equipment for trespass, or conversion or otherwise, nor guilty of any criminal act by reason of such towing and neither its removal nor failure of the owner to receive any notice of said violation shall be grounds for relief of any kind.

Section 3.25 LEASING RESTRICTIONS. No Dwelling Unit or other structure shall be leased by the Property Owner for a lease term of less than six (6) months, and only one primary family per Dwelling Unit shall be allowed. No boarders or persons with similar living arrangements shall be allowed.

Section 3.26 PARKING. Each Owner shall provide sufficient space off Subdivision roadways, for the parking of approved vehicles for the Owner's and Owner's family's use and the use of the Owner's guests in accordance with reasonable standards established by the Developer. Parking on the paved portion of any roadway not identified as parking areas within the Subdivision shall be prohibited at all times. Any vehicle violating this restriction may be

removed by the Developer or its designated agent, and the owner of the vehicle shall be responsible for all charges for towing and storing the vehicle.

#### ARTICLE IV EASEMENTS

Section 4.01 DEVELOPER EASEMENTS. The Developer reserves unto itself, its successors, assigns, contractors, licensees, and agents a perpetual, alienable, and releasable easement and right on, over and under the ground of the Property (including each Lot) to erect, maintain and use electric, cable television and telephone poles, wires, cables, conduits, drainage ways, sewers, wells, pumping stations, tanks, water mains and other suitable equipment for the conveyance and use of electricity, telephone equipment, gas, sewer, water, drainage, or other public conveniences or utilities on, in or over those portions of the Property as may be reasonably required for any purposes and to grant access easements or relocate any existing access easements in, on, or over any portion of the Property as the Developer shall deem necessary or desirable for the proper operation and maintenance of the Property, or any portion thereof, or for the reason of carrying out the purposes of this Declaration; provided, however, that no such easement shall be applicable to any portion of the Property as may (a) have been used prior to the installation of such utilities for construction of a building or structure whose plans were approved pursuant to this Declaration by the Developer, or (b) such portion of the Property as may be designated as the site for a building or structure on a site plan or for erection of a building or structure which has been filed with the Developer and which has been approved in writing by the Developer. These easements and rights expressly include the right to cut any trees, bushes or shrubbery, make any grading of the soil, or to take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. Any material disturbance to the grounds of any Property Owner caused by such utility installation shall be repaired and said grounds returned to their prior condition by the Developer, or prompt and reasonable remuneration for such repairs shall be made to such Property Owner by the Developer.

Section 4.02 UTILITY AND GOVERNMENTAL SERVICES AND PRIVATE EASEMENTS. All Lots within the Subdivision shall be subject to utility, governmental services and private drainage easements as shown on the face of the recorded Plat and all rights of ingress, egress and access for persons and equipment associated therewith. In addition to the foregoing, the Developer reserves unto itself, its successors, assigns, contractors, licensees and agents a perpetual, alienable and releasable easement and right on, over and under the ground located ten (10) feet along both sides of all roads and rights-of-way and ten (10) feet along the side and rear lines of each Lot.

#### ARTICLE V ARCHITECTURAL AND DESIGN REVIEW

Section 5.01 PURPOSE. In order to preserve the natural beauty of **LONGLEAF GATES** and its setting, to maintain **LONGLEAF GATES** as a pleasant and desirable environment, to establish and preserve a harmonious design for the community, to provide for the community's organized development, and to protect and promote the value of property, no building, fence, paving materials of any kind, screen enclosures, sewer drains, disposal systems, landscaping, or any other structure or improvement of any nature or any future addition or improvement shall be

erected, placed, attached to or altered unless and until the proposed plans, design, specifications, exterior color or finish, plot plan (showing the proposed location of such building structure, drives and parking areas), building height, landscape plan, size and construction schedule shall have been approved in writing by the Developer or Architectural Review Committee prior to commencement of construction and a permit shall have been issued authorizing the structure or improvement in accordance with LONGLEAF GATES Design Guidelines, as amended or modified from time to time. In the event of violations of the contents of this document, the Developer or Property Owners' Association has the discretion to file a cease and desist order.

Section 5.02 OBJECTIVES. Architectural and design review shall be directed toward attaining the following:

- (a) Preventing excessive or unsightly grading, indiscriminate earth moving, clearing of Property, or removal of trees and vegetation which could cause disruption of natural water courses or scar natural landforms; a drainage plan must be submitted by each home builder to the Architectural Review Committee or Developer that is in compliance with the natural drainage of the lot, showing that all necessary measures have been taken to ensure that there is no additional drainage on the adjacent lots, other than that which would naturally occur. A BMP plan from Taylor Engineering will be provided to each lot owner and must be strictly adhered to. Violators will be subject to fines if not in compliance within two weeks of notification. If not corrected within a reasonable time frame of two weeks, the Property Owners' Association or the Developer will correct the deficiency and bill the lot owner.
- (b) Ensuring that the location and configuration of structures are visually harmonious with the terrain and vegetation of the Lots, with surrounding Lots and structures, and do not unnecessarily block scenic views from existing structures or tend to dominate any general development or natural landscape;
- (c) Ensuring that the architectural design of structures and their materials and colors are visually harmonious with the Subdivision's overall appearance, with the surrounding development, with natural landforms and native vegetation, and with development plans officially approved by the Developer, or any governmental or public authority, if any, for the areas in which the structures are proposed to be located;
- (d) Ensuring the plans for landscaping provide visually pleasing settings for structures on the same Lot and on adjoining or nearby Lots and blend harmoniously with the natural landscape;
- (e) Ensuring that any development, structure, building or landscaping complies with the provisions of these Covenants; and
- (f) Promoting building design and construction techniques that respond to energy consumption and environmental quality considerations such as heat loss, air emissions, and run-off water quality.

Section 5.03 SUBMISSION, APPROVAL AND REFUSAL OF ARCHITECTURE, SITING, LANDSCAPING AND OTHER BUILDING PLANS. Two copies of all plans and related data shall be submitted to the Developer or Architectural Review Committee prior to any improvements or modifications of any kind being made to any Lot. The Developer shall establish a fee sufficient to cover the expense of reviewing plans and related data at the time they are submitted for review and to compensate any consulting architects, landscape architects, urban designers, or attorney's retainer. . Approvals shall be dated and shall not be effective for construction commenced more than nine (9) months after such approval. Unapproved plans and related data shall be accompanied by a reasonable statement of items found unacceptable. In the event the approval of such plans is neither granted nor denied within sixty (60) days following receipt by the Developer of the written request for approval, the provisions of this Section shall be thereby waived. Refusal or approval of plans, site location, building height, or specifications may be based by the Developer upon any ground which is consistent with the objectives of these Covenants and Design Guidelines, including purely aesthetic considerations, so long as such ground is not arbitrary or capricious.

Section 5.04 ARCHITECTURAL AND DESIGN GUIDELINES. The Developer will publish and have available LONGLEAF GATES Design Guidelines, as amended from time to time, which will set forth minimum criteria and controls of construction of improvements on the Property. To further carry out the objections set forth in this Section, the **LONGLEAF GATES** Design Guidelines will provide for Lot line setbacks, Lot coverage and clearing limitations, landscaping, construction schedules, types of materials approved for incorporation in the exterior construction of structures and other requirements relating to the development of the Subdivision. All improvements or modifications to the Property shall meet and comply with **LONGLEAF GATES** Design Guidelines, as amended or modified from time to time. All plans submitted to the Developer or Architectural Review Committee must incorporate the provisions of these Guidelines prior to the Developer or Architectural Review Committee becoming obligated to review the plans, and the failure by the Developer or Architectural Review Committee to review non-conforming plans shall not be deemed a waiver of any of the provisions of this Section. **All residential construction in the Subdivision shall be performed by a General Contractor or Residential Contractor Licensed in the State of Alabama and a full member of Mobile or Baldwin County HBA. The contractor must provide a copy of the license and a copy of the certificate of liability insurance .**

Section 5.05 APPROVAL NOT A GUARANTEE OR REPRESENTATION OF PROPER DESIGN OR GOOD WORKMANSHIP. No approval of plans, location or specifications, and no publication of **LONGLEAF GATES** Design Guidelines shall ever be construed as representing or implying that such plans, specifications or standards will, if followed, result in a properly designed residence or that it will comply with applicable federal, state or local governmental regulations. Such approvals and standards shall in no event be construed as representing or guaranteeing that any residence or improvement thereto will be built in a good and workmanlike manner. Neither The Developer, the Architectural Review Committee, nor their agents and assigns, shall be responsible or liable for any defects in any plans or specifications submitted, revised or approved under these Covenants, nor for any defects in construction pursuant to such plans and specifications. The Property Owner shall have sole responsibility for compliance with approved plans and does hereby hold the Developer, its agents or assigns, harmless for any failure thereof caused by the Property Owner's architect or builder. The Developer reserves the right to prohibit the Property Owners builder and/or general

contractor from the site in the event it is determined that failure to comply with approved plans is determined by the Developer, in its sole discretion, to be intentional or due to gross negligence.

## ARTICLE VI DWELING UNITS

Section 6.01 BUILDING HEIGHT. No Dwelling Unit shall be constructed on any Lot having a maximum road front width of more than sixty five (65') feet which has a height exceeding two and one-half habitable stories, excluding basements; and, no Dwelling Unit shall be constructed on any Lot having a maximum road front width of less than sixty-five (65) feet which has a height exceeding two habitable stories, excluding basements. The height of any structure, including all Dwelling Units, within the Property shall be subject to the prior review and approval in writing by the Developer or Architectural Review Committee and shall be subject to all applicable guidelines of the LONGLEAF GATES Design Guidelines and approvals of the Developer or Architectural Review Committee.

Section 6.02 BUILDING SIZE. All Dwelling Units shall comply with all applicable guidelines and approvals of the Developer and LONGLEAF GATES Design Guidelines and be designed and constructed in an architecturally aesthetic manner in order to carry out the objectives set forth in Section 5.02 of this Declaration. Lot Owners and all interested parties shall refer to the LONGLEAF GATES Design Guidelines on record at the offices of the Developer, as such shall be amended and modified from time to time, for the minimum building sizes applicable to the Subdivision.

Section 6.03 SETBACK AND SIDE LINE REQUIREMENTS. All buildings built on any Lot shall comply with the setback and side lines restrictions as required upon such Lot as set forth in the applicable LONGLEAF GATES Design Guidelines and the recorded Plat. Such setback restrictions shall be a covenant running with the land.

Section 6.04 COMPLETION OF CONSTRUCTION. Dwelling Units may not be temporarily or permanently occupied until the exteriors and interiors thereof have been completed and a final inspection approved by the City of Mobile Inspector. During construction, the Property Owner shall require the contractor to maintain the Lot in a clean and uncluttered condition. Upon completion of construction, the Property Owner shall cause the contractor to immediately remove all equipment, tools, construction material and other debris from the Lot. Any damage to roadways, paths, Common Properties, adjacent lots or any other Property owned by any person or entity caused by the Property Owner's contractor or other parties providing labor or services to the Property Owner shall be repaired by the Property Owner, or by the Developer or the Property Owners' Association at the Property Owner's expense. The Property Owner will be granted a two week period after the final inspection to perform such corrections. If the corrections are not performed, a fine will be levied against the guilty party. Any use of adjacent lots during construction is subject to approval by the owner of such property. All construction with the exception of landscaping must be completed within one year. An extension may be granted by the Architectural Review Committee but must be reviewed.

Section 6.05 SERVICE YARDS. Each Property Owner shall provide a visually screened area to serve as a service yard and an area in which garbage receptacles, electric meters, air conditioning equipment, and other unsightly objects must be placed or stored in order to conceal

them from view from the road and adjacent properties. No window air conditioning units may be installed or used on any Lot. No clotheslines are allowed on any Lot.

Section 6.06 GOVERNMENTAL APPROVAL. All construction and alterations shall also be subject to applicable permit requirements and to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees.

## ARTICLE VII ADDITIONAL RESTRICTIONS TO IMPLEMENT EFFECTIVE ENVIRONMENTAL CONTROLS

In order to protect the natural beauty of the vegetation, topography, and other natural features of all properties within the Subdivision and in furtherance of the safe and aesthetic enjoyment of the Subdivision, the following environmental controls and restrictions are hereby established.

Section 7.01 TOPOGRAPHY AND VEGETATION. In order to protect the natural beauty of the vegetation and topography of the woodlands and other areas within the Subdivision, written approval of the Developer is hereby required for the removal, reduction, cutting down, excavation, filling or alteration of topographic and vegetation characteristics. Written approval will be granted for the amount of earth movement required in plans and specifications approved pursuant to the provisions of Section 5.03.

Section 7.02 TREES OR UNDERBRUSH REMOVAL. Prior to approval of a Property Owner's final draw-up or plans by the Developer, no trees or underbrush may be removed without the written consent of the Developer.

## ARTICLE VIII PROVISIONS RELATING TO COMMON PROPERTY

Section 8.01 COMMON PROPERTY. At the sole discretion of the Developer, the Developer intends to convey by statutory warranty deed to the Property Owners' Association as Common Property the following, subject to all restrictions and limitations of record and to all additional restrictions and covenants set forth in the deed of conveyance:

- (a) Those certain Common Property Areas as shown on the Plat as such, subject to any and all applicable restrictions, reservations, encumbrances and limitations of record and to all additional restrictions and covenants set forth in the deed of conveyance; and
- (b) Any other property located within or without the Subdivision that the Developer elects in its sole discretion to become Common Property.

Section 8.02 EROSION CONTROL. The Developer shall have the right, but not the obligation, to protect from erosion any property in the Subdivision including the Common Property by planting trees, plants, and shrubs where and to the extent necessary or by such mechanical means as construction and maintenance of siltation basins, or other means deemed expedient or necessary by the Developer. The right is likewise reserved to the Developer to take

steps necessary to provide and ensure adequate drainage ways, to remove diseased, dead or dangerous trees or underbrush, and to carry out other similar activities. All lot owners are required to have an **ADEM Permit** at the beginning of construction, and remain current until the Residence is completed and appropriate landscaping provided that an ADEM Permit is no longer required on that lot.. It is the obligation of the Property Owners' Association of LONGLEAF GATES to keep current an ADEM Permit on all common areas where deemed necessary for erosion control. An ADEM Permit is the obligation of the Property Owners' Association until all lots in the Subdivision are sold. It will be necessary for the Builders to participate and share in the cost with the Property Owners' Association for the permit until all the lots have been sold.

Section 8.03 **RESERVATION OF EASEMENTS**. The Developer reserves unto itself, its successors, licensees, contractors, agents, and assigns, a perpetual alienable and releasable easement, to go on, over, and under the Common Properties to erect, maintain, and use electric, community antenna television, telephone poles, wires, cables, conduit, drainage ways, sewers, water mains, and other suitable equipment for the conveyance and use of electricity, telephone and television equipment, gas, sewer, water drainage, or other public conveniences or utilities in the Common Properties. These reservations and rights expressly include the right to cut trees, bushes or shrubbery as is reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. Such rights may be exercised by any licensee or assignee of the Developer, but this reservation shall not be considered an obligation of the Developer to provide or maintain any such utility or service.

Section 8.04 **PUBLIC RIGHTS LIMITED**. The granting of the easement in Common Properties in this part in no way grants to the public or to the owners of any land outside of the Subdivision the right to enter such Common Properties or use the roadways or designated access routes located on the Common Properties without the express permission of the Developer, or the Association after the Common Properties are conveyed to the Association by the Developer.

Section 8.05 **RESERVATIONS**. The Developer expressly reserves to itself, its successors, assigns, licensees and agents every reasonable use and enjoyment of said Common Properties, in a manner not inconsistent with the provisions of this Declaration, including but not limited to the use of the roadways and designated access routes in the Common Properties.

Section 8.06 **DEVELOPER ACTIONS**. Where the Developer is permitted by this Declaration to correct, repair, clean, preserve, clear out or do any action on any Property, entering the Property and taking such action shall not be deemed a trespass or breach of these Covenants.

Section 8.07 **NO OBLIGATION ON DEVELOPER**. It is expressly understood and agreed that the granting of the easements set out in this Article in no way places a burden of affirmative action on the Developer.

## ARTICLE IX MEMBERSHIP IN THE ASSOCIATION

The Developer has formed or will cause to be formed The Property Owner's Association of LONGLEAF GATES, an Alabama non-profit corporation. This Association is the governing authority of the Subdivision. Its inception shall be at the sole discretion of the Developer.

Section 9.01 **MEMBERSHIP**. Every Lot Owner, including the Developer, shall automatically, and by virtue of such status as an Owner, be a Member of the Association. Membership shall be automatic and shall be appurtenant to and may not be separated from ownership of any Lot. Transfer of record of the ownership of any Lot shall automatically transfers membership in the Association.

Section 9.02 **VOTING RIGHTS AND GOVERNANCE OF THE ASSOCIATION**. Voting rights of Members are as follows:

- (a) Class A Members consisting of all Members other than the Developer, shall be entitled to cast one (1) vote for each Improved or Unimproved Lot owned in all matters in which membership voting is authorized in the Declaration, the Articles of Incorporation, the By-Laws or any other rules and regulations binding upon the Association, except as specifically provided herein.
- (b) The Class B Member, being the Developer, shall be entitled to cast five (5) votes for each Improved or Unimproved Lot owned by the Developer in all matters in which membership voting is authorized in the Declaration, the Articles of Incorporation, the By-Laws or any other rules and regulations binding upon the Association. So long as there is a Class B Member of the Association, the Class B Member shall be entitled to elect a majority of the members of the Board of Directors of the Association.
- (c) Notwithstanding any provision herein to the contrary, no amendment to the Declaration or to the Articles of Incorporation shall be effective without the written consent of the Class B Member, so long as there is a Class B Member of the Association, that is, until the Developer has sold or otherwise conveyed all of the Lots it owns.
- (d) Notwithstanding the preceding paragraphs, if any assessment required to be paid by a Member is past due as of the time a vote is being taken, such Member shall not be entitled to cast any vote at such time with respect to the Lot on which the assessment is past due.
- (e) A Member entitled to more than one (1) vote must vote all of the Member's votes for or against a matter submitted to the Members for a vote, or such Member may abstain from voting entirely, i.e., a Member entitled to more than one (1) vote may not split or fragment such Member's votes, but must vote (or abstain from voting) as a single unit.
- (f) When any Lot entitling the Owner thereof to membership in the Association has Owners which are corporations, trusts or partnerships, or where two (2) or more persons or entities are Owners, whether fiduciaries, joint tenants, tenants in common, tenants in partnership or in any other manner of joint or common ownership, one (1) officer, trustee, person or entity shall be designated the voting Member for all the others. Written evidence of such designation in a form

satisfactory to the Association shall be delivered to the Association prior to the exercise of a vote by such Owners.

## ARTICLE X MEMBERS' RIGHTS IN THE COMMON PROPERTIES

Section 10.01 MEMBERS' EASEMENTS OF ENJOYMENT IN COMMON PROPERTIES. Subject to the provisions of this Declaration, the rules and regulations of the Association, and any fees or charges established by the Association, every Member and every guest or lessee of such Member shall have an easement of enjoyment in and to the Common Properties, and such easement shall be appurtenant to and shall pass with the title to every Lot. A Member's or lessee's spouse and children who reside with such Member or lessee on the Property shall have the same easement of enjoyment hereunder as a Member. The easement of enjoyment herein shall pass from a Member to a lessee during the lease term; provided, however, the Association may adopt additional restrictions to its rules and regulations limiting the easement of enjoyment of guests and lessees, including but not limited to the specification of minimum lease terms, the number of guests allowed, or the prohibition or use by lessees or guests of specific Association properties.

Section 10.02 TITLE TO COMMON PROPERTIES. The Developer has or will convey the Common Properties by statutory warranty deed to the Property Owners' Association, subject to all restrictions and limitations of record and to all additional restrictions and covenants set forth in the deed of conveyance. The Property Owners' Association shall be required to accept such conveyance of the Common Properties and shall, after such conveyance become responsible for all maintenance, operation and such additional construction of improvements as may be authorized by the Property Owners' Association's Board of Directors, subject to this Declaration. The Common Properties shall also be conveyed subject to all easements and restrictive covenants of record at the time of conveyance and the rights that others may have, as referred to in Section 10.01, to use certain Common Properties.

Section 10.03 EXTENT OF MEMBER'S EASEMENTS. The easements enjoyment created hereby shall be subject to the following:

- (a) the right of the Association, in accordance with its By-Laws, to place mortgages or other encumbrances on the Common Properties as security for borrowings by the Association;
- (b) the right of the Association, in accordance with its By-Laws, to take such steps as are reasonably necessary to protect Common Properties against foreclosure;
- (c) the right of the Association, in accordance with its By-Laws, to suspend the voting rights and easements of enjoyment of any Member, lessee or guest of any Member for any period during which the payment of any assessment against the Property owned by such member is delinquent, and for any infraction of its published rules and regulations, it being understood that any suspension for either non-payment of any assessment or a breach of the rules and regulations of the

Association shall not constitute a waiver or discharge of the Member's obligation to pay such assessment, and provided that the Association shall not suspend the right to use any roadways belonging to the Association, if any, although such use shall be subject to the rules and regulations established by the Association for such use;

- (d) the right of the Association, in accordance with its By-Laws, to charge reasonable user, admission or other fees for the use of the Common Properties and any facilities included therein, it being understood that this right of the Association allows it to have fees and charges apply to any Member, guest or lessee;
- (e) the right of the Association, in accordance with its By-Laws, and subject to the General Covenants, to place any reasonable restrictions upon the use of the Common Properties shown on the Plat as being within the Subdivision, subject to an Owner's or lessee's right of ingress and egress, including, but not limited to, the types and sizes of the vehicles permitted to use the pathways and access routes, the maximum and minimum speed of vehicles using said routes, and all necessary traffic and parking regulations. The fact that such restrictions on the use of the access routes shall be more restrictive than the laws of a state or local government shall not make such restrictions unreasonable;
- (f) the right of the Association, in accordance with its By-Laws, to adopt and publish rules and regulations governing the use of the Common Properties, and the conduct of Members, their lessees or guests, and to establish penalties for the infraction of such rules and regulations;
- (g) the right of the Developer, or the Association in accordance with its By-Laws, to dedicate or transfer to any public or private utility company, utility or drainage easements on, over or under any part of the Common Properties;
- (h) the right of the Association, in accordance with its By-Laws, to give or sell all or any part of the Common Properties including a leasehold interest, to any public agency, public authority, public service district, utility company or private concern for such purposes and subject to such conditions as may be agreed to by the Members, provided that no such gift or sale or determination as to the purposes or as to the conditions thereof shall be effective unless such gift, sale or determination as to purposes and conditions shall be authorized by the affirmative vote of at least two-thirds (2/3) of the total number of votes which may be voted by all the Members regardless of class, present or represented by proxy at a meeting called for such purposes, a quorum being present. Notwithstanding the foregoing, such a vote to give or sell as contemplated by this paragraph shall not be effective without the written consent of the Class B Member, so long as there is a Class B Member with voting rights, as set forth herein. A true copy of such resolution together with a certificate of the results of the vote taken thereon shall be made and acknowledged by the President or Vice President and Secretary or Assistant Secretary of the Association, and such certificate shall be annexed to any instrument or dedication or transfer affecting the Common Properties prior to

the recording thereof. Such certificate shall be conclusive evidence of authorization by the Members;

- (i) restrictions and limitations affecting all Property of the Subdivision as set forth in the General Covenants; and
- (j) The rights that others may have, as referred to in Section 10.01, to use certain Common Properties.

Section 10.04 EASEMENTS OF JOINT OWNERS. In those instances where a Lot or Dwelling Unit is owned by two (2) or more entities or persons (who do not have the relationship of spouse, parent or minor child, one to the other) or by a trust, corporation, partnership or any other form of legal entity, such owners, trust, corporation, or partnership or other entity shall annually appoint by written designation one (1) person as the "Primary Member." Such Primary Member shall have the same easement of enjoyment of Common Properties as Members who own or occupy such Property singularly. The remaining Members, fiduciaries, beneficiaries, officers or partners [in a number not to exceed six (6)] shall be entitled an easement of enjoyment subject to the limitations set forth in this Declaration in the Common Properties, by each paying to the Association annually an amount equal to ten percent (10%) of the annual assessment charged against the Property owned by such persons, trusts, partnership, corporation or entity. This provision shall not apply to primary family members (husband, wife, son, stepson, daughter, step-daughter), subject to a maximum of two (2) primary families per Dwelling Unit or Lot.

## ARTICLE XI COVENANTS FOR ASSESSMENTS

Section 11.01 CREATION OF THE LIEN AND PERSONAL OBLIGATIONS FOR ASSESSMENTS. Each Owner, except the Developer, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to all terms and provisions of this Declaration and to pay to the Developer or the Property Owners' Association as provided below the following: (1) annual assessments or charges; and (2) special assessments or charges for the purposes set forth in this Article, both such assessments to be fixed, established and collected from time to time as hereinafter provided. The annual and special assessments shall be a charge and continuing lien on the real Property and improvements thereon against which each such assessment is made. Each such assessment, together with interest thereon at a rate per annum equal to ten percent (10%) from the date of delinquency until collected (unless waived by the Board), and the costs of collection thereof, including reasonable attorneys' fees, shall also be the personal obligation of the Owner of such real Property at the time when the assessment first becomes due and payable. In the case of co-ownership of a Lot, all of such co-Owners shall be jointly and severally liable for the entire amount of the assessment, interest, penalties, and cost of collection. If an assessment is not paid within forty-five (45) days after the due date, such assessment shall then be delinquent and interest shall be added to the amount as provided herein and a penalty in an amount to be determined annually by the Board of Directors of the Association and consistently applied shall be added to such assessment, and further, the Association may bring an action at law against, the Owner personally, and there shall be added to the amount of such assessment the Associations actual attorneys' fees and disbursements related to such action. In the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and such actual counsel fees and disbursements together with the

costs of the action. Unless otherwise provided by the Board of Directors, annual assessments shall be due and payable on or before the first day of the calendar year for which the assessment is due.

Section 11.02 PURPOSE OF THE ASSESSMENTS AND PAYMENT TO DEVELOPER. Notwithstanding any provision contained herein, until such time that the Developer has in fact conveyed to the Association all of the Common Properties, all assessments of any nature provided for herein shall be due and payable to the Developer, its successors or assigns, and all rights hereby established on behalf of the Association, including all remedies in event of default by an Owner, shall accrue to the benefit of the Developer. The assessments levied by the Association or the Developer shall be used exclusively for the improvement, landscaping, replacement, maintenance, repair, enhancement, enlargement and operation of the roadways, paths, tunnels, boardwalks, bridges, security systems, patrols and gates, insect control, vegetation control, drainage systems and similar purposes which are for the benefit of Property Owners, including Common Properties, and to provide all services which the Developer or Association is authorized to provide hereunder; including, but not limited to, payment of taxes and insurance, cost of labor and equipment, erosion control devices, materials, management supervision, accounting and Property Owner information services, repayment of loans and such other action as is necessary to carry out its authorized functions. Such assessments shall not be used to maintain or repair any Property not belonging to the Association comprising a portion of the Common Properties.

Section 11.03 APPLICATION OF "MAXIMUM" ASSESSMENT. The annual assessments, as set forth in the schedule herein below, and as annually increased pursuant to the provisions of subparagraph (c) below, shall be levied by the Association or by the Developer pursuant to Section 11.01. If, however, the Board of Directors of the Association, by majority votes, determines that the important and essential functions of the Association may be properly funded by annual assessments less than those set out below, it may levy such lesser assessments. However, so long as the Developer is engaged in the Development of properties which are subject to the terms of this Declaration, the Association may not reduce annual assessments below those set out in subparagraph (a) of this Section without prior written consent of the Developer. The levy of annual assessments less than the maximum regular annual assessments in one year shall not affect the Board's right to levy the maximum regular annual assessments in subsequent years. If the Board of Directors shall levy less than the maximum regular annual assessments for any assessment year and if thereafter, during such assessment year, the Board of Directors shall determine that the important and essential functions of the Association cannot be funded by such lesser assessments, the Board may, by majority vote, levy supplemental assessments.

- (a) The maximum regular annual assessment shall be the sum determined by the Board of Directors. The regular annual assessment for the year ending December 31, 2009 is One thousand And No/100 (\$1,000.00) Dollars payable semi-annually, including a Fifty And No/100 (\$50.00) Dollars late charge if such semi-annual payment is over thirty (30) days delinquent. This amount of \$1000 is for a finished home that has been sold. Property Owners' Association members are required to pay \$500 per year and have full privileges and use of all amenities.

- (b) All assessments charged by the Property Owners' Association shall be rounded to the nearest dollar.
- (c) From and after January 1, 2010, the maximum regular annual assessment for Improved Lots and for Unimproved Lots may be increased, adjusted or reduced from year to year by the Board of Directors of the Association as the needs of the Property, in the Board's sole judgment, may require.

Section 11.04 **SPECIAL ASSESSMENTS FOR IMPROVEMENTS AND ADDITIONS**.

In addition to the maximum regular annual assessment authorized by Section 11.03 hereof, the Association may also levy special assessments against the Property Owners for the following purposes:

- (a) construction or reconstruction, repair or replacement of capital improvements upon the Common Properties, including the necessary fixtures and personal property related thereto;
- (b) additions to the Common Properties;
- (c) facilities and equipment required to offer the services authorized herein;
- (d) repayment of any loan made by the Association to enable it to perform the duties and functions authorized herein.

The proportion of each special assessment to be paid by the Owners of the assessable Property shall be equal to their respective proportions of the annual assessments made for the assessment year during which such special assessments are levied.

Section 11.05 **RESERVE FUNDS**. The Association may establish reserve funds from its annual assessments to be held in reserve in an interest bearing account or in obligations of the United States, State of Alabama, or any agency of either, or in Triple-A debt, or in a prime commercial paper with a maturity of not more than one (1) year, as a reserve for (a) major rehabilitation or major repairs, (b) emergency and other repairs required as a result of storm, fire, natural disaster, or other casualty loss, (c) recurring periodic maintenance, and (d) initial costs of any new service to be performed by the Association.

Section 11.06 **DATE OF COMMENCEMENT OF ANNUAL ASSESSMENTS**. Notwithstanding anything in the foregoing to the contrary, the annual assessments provided for herein shall commence on January 1, 2010.

Section 11.07 **DUTIES OF THE BOARD OF DIRECTORS**. The Board of Directors of the Association shall fix the amount of the annual assessment against each Lot, in accordance with the assessment schedule as provided hereinabove, and shall at that time direct the preparation of an index of the properties and assessments applicable thereto which shall be sent promptly to every Member subject thereto.

The Association shall upon written demand from any Owner at any time furnish to such Owner liable for any assessment a certificate in writing signed by an officer of the Association,

setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence against all but the Owner of payment of any assessment therein stated to have been paid.

Section 11.08 SUBORDINATION OF THE LIEN OF MORTGAGE. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage now or hereafter placed upon the properties subject to assessment; provided, however, that such subordination shall apply only to the assessments occurring subsequent to the date such mortgage becomes of record and, provided further, that upon a sale or transfer of such Property pursuant to foreclosure, or any other proceeding or deed in lieu of foreclosure, the title acquired by the purchaser of such Property shall be subject to the lien of such subsequent assessments.

Section 11.09 EXEMPT PROPERTY. The following property, individuals, partnerships, or corporations subject to this Declaration shall be exempted from the assessments, charges and lien created herein:

- (a) the Developer and any Lot(s) owned by the Developer;
- (b) the grantee in conveyances made for the purpose of granting utility and drainage easements;
- (c) the Common Properties;
- (d) Property which is used in the maintenance and service of facilities within Common Properties, or by non-profit, governmental or charitable institutions.

Section 11.10 ANNUAL STATEMENTS. The President, Treasurer, or such other officer as may have custody of the funds of the Association, within ninety (90) days after the close of each fiscal year of the Association, shall prepare and execute general itemized statements as of the close of such fiscal year showing the actual assets and liabilities of the Association, and a statement of revenues, costs and expenses. The name of any creditor to which an amount of more than Two Hundred Fifty and No/100 Dollars (\$250.00) is owed by the Association shall be set out in such statement. The Association shall furnish to each Member of the Association who may make a request therefore in writing, a copy of such statement within thirty (30) days after receipt of such request. Such copies may be furnished to the Member either in person or by mail.

Section 11.11 ANNUAL BUDGET. The Board of Directors shall cause to be prepared and make available to all Members at the office of the Association at least sixty (60) days prior to the first day of the following fiscal year, a budget outlining anticipated receipts and expenses for such fiscal year. The financial books of the Association shall be available for inspection by all Members at the office of the Association at all reasonable times.

## ARTICLE XII FUNCTIONS OF PROPERTY OWNERS ASSOCIATION

Section 12.01 OWNERSHIP AND MAINTAINENCE OF COMMON PROPERTIES. The Association shall be authorized to own and/or operate and maintain Common Properties and

equipment, furnishings, and improvements devoted thereto. Land included in Common Properties shall be used in the manner set forth by the Developer and/or the Association.

Section 12.02 SERVICES. The Association shall be authorized, but not required, to provide the following services:

- (a) employment of a manager, an independent contractor, or such other employees as are necessary to perform services for the Association;
- (b) cleanup and maintenance of all roadways, road medians and Common Properties within the Property and also all public properties which are located within or in a reasonable proximity to the Property such that their deterioration would affect the appearance of the Property as a whole;
- (c) landscaping and landscape maintenance of roadways, sidewalks, walking and bicycle paths, access routes, and any Common Properties;
- (d) lighting of roadways, sidewalks and paths through the Property;
- (e) insect and pest control to the extent that it is necessary and desirable in the judgment of the Board of Directors of the Association;
- (f) legal and scientific resources for the improvement of air and water quality within the Property including the enforcement of the BMP plans and ADEM Permits when necessary.
- (g) construction of improvements on Common Properties as may be required to provide the services and equipment as authorized in this Article;
- (h) administrative services including but not limited to legal, accounting and financial services; and communication services informing Members of activities, notice of meetings, referenda and other matters incident to the above listed services;
- (i) liability and hazard insurance covering improvements and activities on the Common Properties;
- (j) water, sewer and any necessary utility services not provided by a public body, private utility or the Developer;
- (k) exercise of any rights reserved by the Developer and transferred by the Developer to the Association, including but not limited to all rights and functions of the Developer under the General Covenants; and
- (l) Taking of any and all actions necessary in the discretion of the Board of Directors to enforce this Declaration and all other covenants and restrictions affecting the properties of the Association and to perform any of the functions or services

delegated to the Association in this Declaration or other covenants or restrictions or authorized by the Board of Directors.

Section 12.03 REDUCTION OF SERVICES. The Board of Directors of the Association shall periodically define and list a minimum level of services of the sort described in Section 12.02 to be furnished by the Association in any given year.

Section 12.04 OBLIGATIONS OF THE PROPERTY OWNERS' ASSOCIATION. Except as provided in Sections 12.05 and 12.06 of this Article, the Property Owners' Association shall not be obligated to carry out or offer any of the functions or services specified by the provisions of this Article. The functions or services to be carried out or offered by the Property Owners' Association at any particular time shall be determined by the Board of Directors of the Property Owners' Association or set forth in the By-Laws, taking into consideration the funds available to the Property Owners' Association and the needs of the Members of the Property Owners' Association.

Section 12.05 MAINTENANCE OF ALLEYWAYS. Notwithstanding any other provision contained in this Article or in this Declaration to the contrary, the Property Owners' Association shall be required to maintain and keep in good order and repair any alleyways.

Section 12.06 MAINTENANCE OF RETENTION OR DENTENTION PONDS. Notwithstanding any other provision contained in this Article or in this Declaration to the contrary, the Property Owners' Association shall be required to maintain and keep in good order and repair the retention or detention ponds and the surrounding area, including, without limitation, keeping the retention or detention ponds and surrounding area free from accumulation of debris.

Section 12.07 MAINTENANCE OF TRAFFIC CALMING STRUCTURES. Notwithstanding any other provision contained in this Article or in this Declaration to the contrary, the Association shall be required to maintain and keep in good order and repair the traffic calming structures installed in the roads of the subdivision.

Section 12.08 MORTGAGE AND PLEDGE. The Board of Directors of the Association shall have the power and authority to mortgage the Property of the Association and to pledge the revenues of the Association as security for loans made to the Association to perform its authorized functions. The Developer may make loans to the Association, subject to approval by the Developer of the use to which such loan proceeds will be put and the terms pursuant to which such loans will be repaid. Notwithstanding anything in this Declaration to the contrary, the Association shall not be allowed to reduce the limits of the maximum regular annual assessments at any time there are outstanding any amounts owing the Developer from loans made by the Developer to the Association.

Section 12.09 TRANSFER OF AUTHORITY. This Declaration provides the Developer with various controls and rights, to be exercised (if at all) at the discretion of the Developer. This Declaration further provides that any of the Developer's rights and powers set forth herein may be specifically assigned to the Association. In the event that such powers are assigned of record to the Association, the Association shall promptly provide for appropriate procedures to perform its obligations pursuant to the powers transferred to it.

## ARTICLE XIII ARCHITECTURAL CONTROL BY ASSOCIATION

Section 13.01 BOARD. Upon assignment of the architectural control function by the Developer to the Association, the Association shall appoint an Architectural Review Board composed of three (3) people, all of whom shall be appointed by the Board of Directors of the Association. At least one (1) Member of the Association other than the officers, employees or agents of the Developer shall be a member of the Architectural Review Board. The Board of Directors of the Association may establish the rules of procedure for the Architectural Review Board in connection with the General Covenants.

Section 13.02 ARCHITECTURAL REVIEW AND APPROVAL FOR THE PROPERTY. Upon assignment by the Developer of architectural control functions to the Association with respect to any Lot within the Subdivision, the Architectural Review Board shall function to ensure compliance with the restrictions set forth herein and shall in all respects with regard to such Lot succeed to the powers of the Developer with respect to architectural review and approval. The Architectural Review Board shall have the general rights of enforcement as set forth in this Declaration, including without limitation the right to enjoin violations.

Section 13.03 TRANSFER OF ARCHITECTURAL REVIEW AND APPROVAL. The Developer may assign its architectural control functions as provided in this Declaration, including those set forth in Article V, at any time. The Association shall be required to accept such assignment and comply with the provisions contained in this Declaration. Thereafter, all architectural control functions of the Developer as provided in this Declaration shall be performed by the Association.

## ARTICLE XIV AMENDMENT OF DECLARATION

Section 14.01 AMENDMENT BY DEVELOPER. The Developer reserves the right unilaterally to amend this Declaration, and to do so at such time, and upon such conditions, in such form and for such purposes as it, in its sole discretion, shall deem appropriate by preparing and recording an amendment hereto; provided, however, that this right of unilateral amendment shall expire after all Lots included herein or hereafter added by Developer pursuant to Section 2.02 have been sold to Owners other than the Developer, or fifteen (15) years from the date of the recording of this Declaration, whichever shall first occur, after which time this Declaration may be amended only in the manner set forth in Section 14.02 below.

Section 14.02 AMENDMENT BY ASSOCIATION. After the expiration of the right of the Developer to unilaterally amend this Declaration as provided in Section 14.01 above, amendments to this Declaration may be proposed by either the Board of Directors of the Association acting upon a vote of the majority of the Directors, or by an affirmative vote of Members of the Association entitled to vote not less than a majority of the votes entitled to be cast by all Members, regardless of class, as approved in this Declaration, the Association's Articles and By-Laws, whether meeting as Members or by instrument in writing signed by them. Upon any amendment or amendments to the Declaration being proposed by the said Board of Directors or Members, such proposed amendment or amendments shall be transmitted to the

President of the Association or, in the absence of the President, such other officer of the Association, who shall thereupon call a special meeting of the members of the Association for a date not sooner than twenty (20) days, nor later than sixty (60) days, from receipt by such officer of the proposed amendment or amendments, and it shall be the duty of the Secretary of the Association to give each Member written or printed notice of such special meeting, stating the time and place thereof, and reciting the proposed amendment or amendments in reasonably detailed form, which, notice shall be mailed no less than ten (10) days or more than fifty (50) days before the date set for such special meeting. Such notice shall be given to any Institutional Mortgagee of record who requests such notices and provides an address therefore to the Association. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the Member at the Member's mailing address as it appears on the records of the Association, the postage thereon being prepaid. Any Member may, by written waiver of notice signed by such Member, waive such notice, and such waiver, when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such Member. At such special meeting, the amendment or amendments proposed must be approved by the affirmative vote of Members of the Association entitled to vote not less than two-thirds (2/3) of the total number of votes which may be voted by all of the Members, regardless of class, present or represented by proxy at a meeting called for such purposes, a quorum being present. Thereupon, such amendment or amendments to the Declaration shall be transcribed and certified by the President and Secretary of the Association as having been duly adopted and the original or executed copy of such amendment or amendments so certified and executed with the same formalities as a deed shall be recorded in the Office of the Judge of Probate of Mobile County, Alabama, within twenty (20) days from the date on which, the same became effective, such amendment or amendments to specifically refer to the recording identifying the Declaration. Thereafter, a copy of said amendment or amendments, in the form in which the same were placed of record, shall be delivered to all of the Owners, but mailing or delivering a copy thereof shall not be a condition precedent to the effectiveness of such amendment or amendments. The written vote of any Member of the Association shall be recognized if such member is not in attendance at such meeting or represented there at by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.

## ARTICLE XV GENERAL PROVISIONS

Section 15.01 DURATION. All covenants, restrictions, and affirmative obligations set forth in this Declaration shall run with the land and shall be binding on all parties and persons claiming under them specifically including, but not limited to, the successors and assigns, if any, of the Developer for a period of thirty (30) years from the execution date of the Declaration, after which time all said covenants shall be automatically extended for successive periods of ten (10) years each, unless changed in whole or in part by an instrument approved by the affirmative vote by all of the Members, regardless of class, present or represented by proxy at a meeting called for such purposes.

Section 15.02 ENFORCEMENT. This Declaration shall be enforceable by the Property Owners' Association, the Developer, the Architectural Review Board, or any Member of the Property Owners' Association by a proceeding at law or in equity against any person or persons violating or attempting to violate or circumvent any covenant or restriction, either to restrain violation or

to recover damages, and to enforce any lien created by this Declaration. Failure by the Property Owners' Association or any Member or the Developer to enforce any covenant or restriction herein contained for any period of time shall in no event be deemed a waiver or estoppel of the right of any of the foregoing to enforce same thereafter. In the event of violations of the contents of this document, the Developer or the Property Owners' Association has the discretion to file a cease and desist order.

Section 15.03 INTERPRETATION. The Board of Directors of the Property Owners' Association shall have the right to determine all questions arising in connection with this Declaration and to construe and interpret its provisions, and the determination of the Board shall be final and binding.

Section 15.04 SEVERABILITY. Should any covenant or restriction herein contained, or any article, section, subsection, sentence, clause, phrase or term of this Declaration be declared to be void, invalid, illegal, or unenforceable, for any reason, by the adjudication of any court or other tribunal having jurisdiction over the parties hereto and the subject matter hereof, such judgment shall in no way affect the other provisions hereof which are hereby declared to be severable and which shall remain in full force and effect.

Section 15.05 AUTHORIZED ACTION. All actions which the Association is allowed to take under this instrument shall be authorized actions of the Association in the manner provided for in the Articles and By-Laws of the Association, unless the terms of this instrument provide otherwise.

Section 15.06 NOTICE. Any notice required to be sent to any Member under the provisions of this Declaration shall be deemed to have been properly sent, and notice thereby given, when mailed, with the proper postage affixed, to the address of such Member appearing on the Association's Membership list not less than thirty (30) days prior to the date of the meeting at which any proposed action is to be considered. Notice to one or more co-Owners or co-tenants of a Lot shall be considered notice to all co-Owners. It shall be the obligation of every Member to immediately notify the Secretary of the Association in writing of any change of address. Any person who becomes a Member following the first day of the calendar month in which said notice is mailed shall be deemed to have been given notice if the notice was given to the Member's predecessor in title.

Section 15.07 LIMITED LIABILITY. In connection with all reviews, acceptances, inspections, permissions, consents or required approvals by or from the Developer contemplated under this Declaration, the Developer shall not be liable to an Owner or to any other person on account of any claim, liability, damage or expense suffered or incurred by or threatened against an Owner or such other person and arising out of or in any way relating to the subject matter of any such review, acceptance, inspection, permission, consent, or required approval, whether given, granted, or withheld.

Section 15.08 TERMINATION OF PROPERTY OWNERS' ASSOCIATION. In the event that this Declaration is declared to be void, invalid, illegal, or unenforceable in its entirety, or in such a significant manner that the Property Owners' Association is not able to function substantially as contemplated by the terms hereof, for any reason, by the adjudication of any

court or other tribunal having Jurisdiction over the parties hereto and the subject matter hereof, or if the Members of the Association should vote not to renew and extend this Declaration as provided for herein, all Common Properties owned by the Association at such time shall be transferred to a Trustee appointed by the Circuit Court of Mobile County, Alabama, which Trustee shall own and operate said Common Properties for the use and benefit of Owners within the Property as set forth below:

- (a) Each owner of any Lot shall be subject to an annual assessment which shall be paid by the Owner to the Trustee. The amount of such annual assessment and its due date shall be determined by the Trustee, in accordance with the provisions of Article XI.
- (b) The Trustee shall be required to use the funds collected as annual assessments for the operation, maintenance, repair and upkeep of the Common Properties as provided in this Declaration. The Trustee may charge as part of the cost of such functions the reasonable value of its services in carrying out the duties herein provided. The Trustee shall not have the obligation to provide for the operation, maintenance, repair and upkeep of the Common Properties once the funds provided by the annual assessments have been exhausted.

Section 15.09 OTHER PROPERTY NOT SUBJECT TO DECLARATION. This Declaration shall not apply to or affect any other property owned by the Developer or located adjacent to or contiguous to the Property which is not specifically subjected to this Declaration by the Developer by written instrument recorded in the Public Records.

Section 15.10 ADDITIONAL RESTRICTIONS. The Developer hereby reserves the right to add additional restrictive covenants in the future which may apply to any portion of the Property which has not been conveyed by the Developer to any grantee.

Section 15.11 SUCCESSORS TO DEVELOPER. The Developer reserves the right to assign to the Association or to any other entity any of its rights or functions reserved in these Covenants including, but not limited to, its rights to approve (or disapprove) plans and specifications of proposed improvements, its right to amend this Declaration, and its rights of enforcement.

Section 15.12 CAPTIONS. The captions in this Declaration are for convenience only and are not a part of this Declaration and do not in any way limit or amplify the terms and provisions of this Declaration.

Section 15.13 LEGAL FEES. In the event of any dispute between the Developer and a Lot Owner which leads to litigation between the parties, the prevailing party in such litigation shall be entitled to recover from the non-prevailing party its reasonable legal fees and expenses incurred in connection with such litigation.

IN WITNESS WHEREOF, the parties hereto have executed these presents on this 18th day of December, 2009.

THE PINES AT THE PRESERVE, L.L.C. .

By: John F. Loupe

Print Name: John F. Loupe

As Its: Manager

STATE OF ALABAMA  
COUNTY OF MOBILE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John F. Loupe, whose name as Manager of The Pines at the Preserve, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and notarial seal on this the 18<sup>th</sup> day of December, 2009.

Debi Aukerman  
Notary Public  
My Commission Expires: 10/17/2012

THIS INSTRUMENT PREPARED BY:

ANDREW L. SMITH, ESQ.  
Partridge, Smith, P.C.  
P. O. Box 81429  
Mobile, Alabama 36689  
251-338-0566

State of Alabama-Mobile County  
I certify this instrument was filed on:  
December 18, 2009 @ 11:25:04 AM  
S.R. FEE \$2.00  
RECORDING FEES \$71.00  
TOTAL AMOUNT \$73.00

2009077201  
Don Davis, Judge of Probate