

STATE OF ALABAMA)
) ;
COUNTY OF LEE) :
) :
) :
) :

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, Cash & Sumner Land Co., Inc., an Alabama Corporation, is the owner of a certain tract of land located in Section 17, Township 18 North, Range 27 East, Lee County, Alabama which is evidenced by subdivision plat entitled "Flat Stone Estates" the same being filed for record in Town Plat Book 28 at Page 163 in the Office of the Judge of Probate of Lee County, Alabama; and,

WHEREAS, the said Cash & Sumner Land Co., Inc., an Alabama Corporation, desires to subject all of the lots in said subdivision and to impose upon said lots mutual and beneficial restrictions, covenants, terms, conditions and limitations for the benefit of all the lots and the present and future owners of the same; and,

NOW THEREFORE, the undersigned do hereby proclaim, publish and declare that all of said lots are subject to, held and shall be held, conveyed, hypothecated or encumbered, used, occupied and improved, subject to the following restrictions, which shall run with the land and shall be binding upon the undersigned and upon all parties having or acquiring any right, title or interest in and to said lots subject to such restrictions, to-wit:

1. Each lot is restricted to one(1) single family dwelling with a minimum of 1850 square feet, exclusive of open porches, attached garages, carports or other non-living areas. All slabs must be a minimum of 18inches off grade. No lot shall be further subdivided.
2. Subject to the provisions of Paragraph 17, each lot shall be used for residential purposes only. No building shall be erected, altered, placed or permitted on any lot other than one detached single-family dwelling.
3. No structure of a temporary character (trailer, tent, mobile or manufactured homes, motor home, basement, shack, garage, barn or other out-building or auxiliary structure) shall be used at any time as a residence, either temporarily or permanently.

4. All TV antennas or satellite dishes, etc. should not be visible from the road.
5. Each house may have a storage building; this building must resemble the house and can be no larger than half the size of the house.
6. No noxious, illegal or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighbors or the neighborhood.
7. No signs of any kind shall be displayed visible to the public view on any lot except for one professional sign of not more than one square foot which shall not be nailed to trees. In the case of advertising the property for sale or rent or in the case of signs used by a builder to advertise the property during the construction and sale period, one sign of not more than six square feet of advertising shall be allowed on any lot
8. All houses must face the street, unless on a corner lot and those houses may be positioned at an angle to the corner.
9. No water pipes, gas pipes, sewer pipes, drainage pipes or clotheslines may be installed or maintained on the property so as to be visible from adjoining property or public view except hoses and movable pipe used for temporary irrigation purposes.
10. No wall or window air conditioning units shall be permitted.
11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, and other normal and common household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose, provided that they are kept in reasonable numbers and under reasonable conditions so as not to create a nuisance and provided that they do not otherwise unreasonably disturb the neighbors or the neighborhood.
12. No lot shall be used or maintained as a dumping ground for rubbish. Junk or inoperative automobiles shall not be permitted on any lot or on the street right-of-way.
13. During construction, all building debris, stumps, trees, etc. must be removed from each lot by the builder as often as necessary to keep the house and lot attractive. No stumps shall be buried in yards. The builder must also keep housing, garages and yards clean from debris.
14. Mailboxes shall be compatible with the requirements of the United States Postal Service. Mailboxes should be of similar kind with black boxes and black poles.
15. No commercial or business activity shall be carried on or conducted on any lot; provided however, that a lot owner may maintain a home office which does not create business traffic in the Subdivision, and provided that operations of such business is in compliance with the rules and regulations of the City of Opelika with respect thereto.

16. No boat, boat trailer, house trailer, horse trailer, trailer, camper, motor home or any similar items shall be stored on or at any lot for a period of time in excess of forty-eight (48) hours, unless the same are housed in a carport or garage, or parked beyond the rear line of the home constructed on subject lot.

17. Upon purchase of any lot/lots, the new owner(s) shall not strip said lot(s) of all trees and shall be responsible for the following:

- A. Installation of silt fence.
- B. Installation of City approved driveway culvert.

18. Any septic system installed at a location other than the approved area, shall be re-perked at the owners expense and must be approved by the Lee County Health Department.

19. These restrictions are to run with the property and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date hereof.

20. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restrictions either to restrain or to recover damages.

IN WITNESS WHEREOF, the undersigned have hereunto set their signatures and seals on this the 27th day of November, 2006.

CASH & SUMNER LAND CO., INC.
An Alabama Corporation

BY: *Robert K. Cash* (SEAL)
ROBERT K. CASH, President

BY: *Michael P. Sumner* (SEAL)
MICHAEL P. SUMNER, Secretary/Treasurer

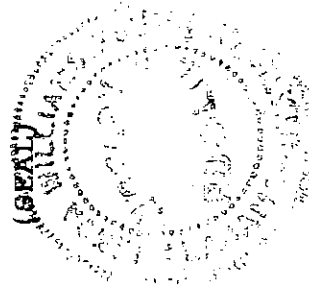
STATE OF ALABAMA

COUNTY OF LEE

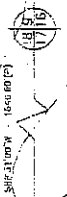
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Tran: 1025.22319.30299
Recorded: 11-27-2006 15:28:18
REC Recording Fee
\$14.00

I, the undersigned authority, a Notary Public for said County, in said State, hereby certify that Robert K. Cash and Michael P. Sumner, whose names as President and Secretary/Treasurer, respectively, of Cash & Sumner Land Co., Inc., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that being informed of the contents of said conveyance, they, in said capacities and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this the 27th day of November, 2006.

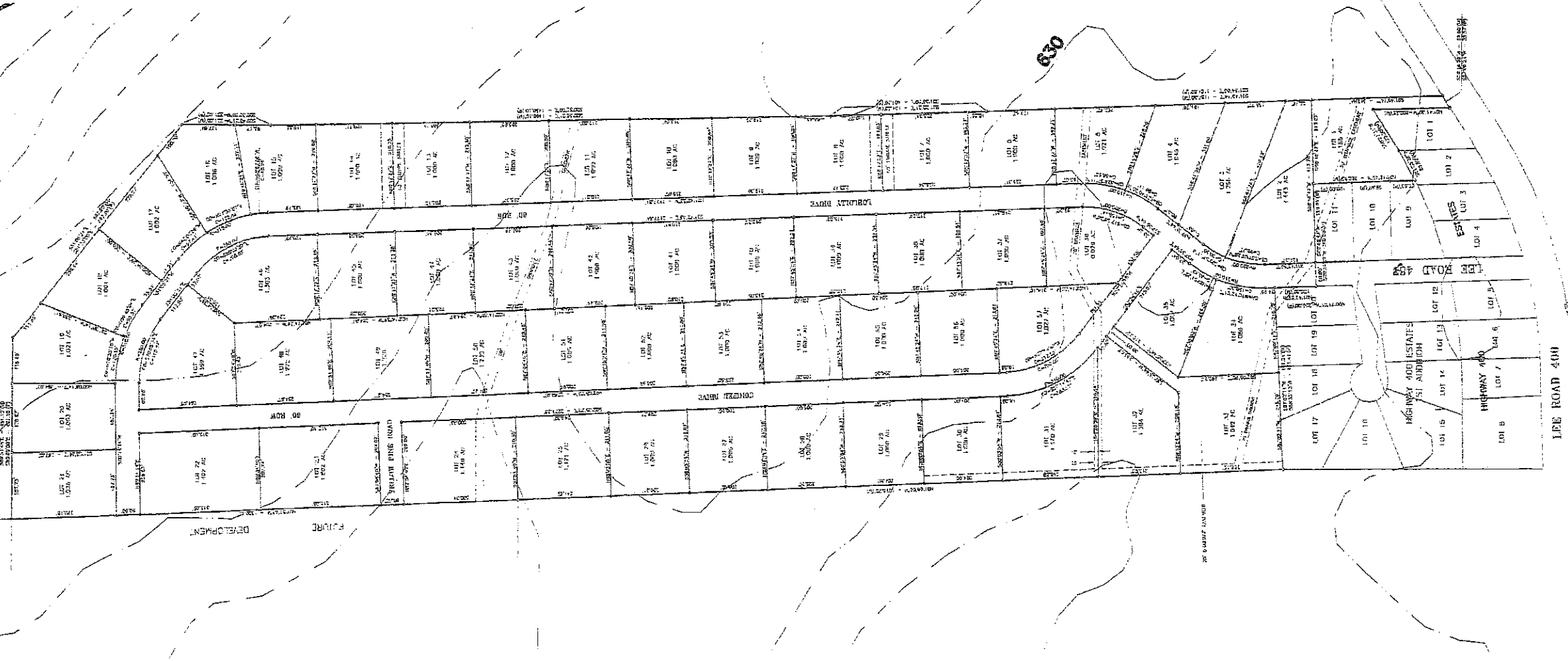


Michael P. Sumner
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/27/08



902.952 AC - (312.50') (P)

THE STATE OF MISSISSIPPI
COUNTY OF HANTS
PLAT 100
RECORDED IN THE PUBLIC RECORDS
OF THE COUNTY OF HANTS, MISSISSIPPI
ON 05/15/2011 AT 10:00 AM
BY THE CLERK OF THE COUNTY COURT



033

LEE ROAD 400

HIGHWAY 400 (STATE ROUTE 51 AIRBORNE)

LEE ROAD 400

LOBLOLLY DRIVE

CONCRETE DRIVE

DEVELOPMENT

FOURD

033

FLAT ROCK ESTATES DRIVEWAY PIPE SCHEDULE

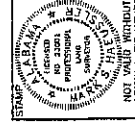
LOT NO.	LOCATION	PIPE SIZE	Q(cfs)	a	c	I
1	30' FLAG @ LEE ROAD 400	NR				
1	DRIVEWAY CROSSING DRAINAGE EASEMENT	36"	43.03	16.30	0.66	4.00
2	STREET "A" 6+60 RT	15" C3 RCP	1.08	0.41	0.66	4.00
3	STREET "A" 8+80 RT	15" C3 RCP	0.67	0.25	0.66	4.00
4	STREET "A" 10+20 RT	15" C3 RCP	0.42	0.16	0.66	4.00
5	STREET "A" 11+70 RT	15" C3 RCP	0.15	0.06	0.66	4.00
6	STREET "A" 13+40 RT	24" C3 RCP	17.28	6.55	0.66	4.00
7	STREET "A" 15+70 RT	24" C3 RCP	12.25	4.64	0.66	4.00
7	NW CORNER OF LOT-SIDE STREET	15" C3 RCP	0.92	0.35	0.66	4.00
8	SW CORNER OF LOT-SIDE STREET	15" C3 RCP	1.14	0.43	0.66	4.00
8	STREET "A" 18+30 RT	18" C3 RCP	7.13	2.70	0.66	4.00
9	STREET "A" 20+20 RT	15" C3 RCP	5.76	2.18	0.66	4.00
10	STREET "A" 24+00 RT	24" C3 RCP	13.48	5.11	0.66	4.00
11	STREET "A" 25+90 RT	24" C3 RCP	16.80	6.36	0.66	4.00
12	STREET "A" 26+80 RT	24" C3 RCP	14.51	5.50	0.66	4.00
13	STREET "A" 28+70 RT	18" C3 RCP	8.48	3.21	0.66	4.00
13	NW CORNER OF LOT-SIDE STREET	15" C3 RCP	0.54	0.20	0.66	4.00
14	SW CORNER OF LOT-SIDE STREET	15" C3 RCP	0.44	0.17	0.66	4.00
14	STREET "A" 31+10 RT	15" C3 RCP	2.95	1.12	0.66	4.00
15	STREET "A" 32+80 RT	15" C3 RCP	1.18	0.45	0.66	4.00
16	STREET "A" 34+50 RT	15" C3 RCP	0.22	0.08	0.66	4.00
17	STREET "A" 36+70 RT	15" C3 RCP	0.31	0.12	0.66	4.00
18	STREET "A" 38+40 RT	15" C3 RCP	0.62	0.23	0.66	4.00
19	STREET "A" 39+40 RT	15" C3 RCP	0.81	0.31	0.66	4.00
20	STREET "A" 41+00 RT	15" C3 RCP	1.13	0.43	0.66	4.00
21	STREET "A" 42+50 RT	15" C3 RCP	1.43	0.54	0.66	4.00
22	STREET "A" 42+50 LT	15" C3 RCP	2.38	0.90	0.66	4.00
22	STREET "B" 25+75 LT	15" C3 RCP	0.55	0.21	0.66	4.00
23	STREET "B" 22+60 LT	15" C3 RCP	1.14	0.43	0.66	4.00
23	SW CORNER OF LOT-SIDE STREET	15" C3 RCP	3.58	1.36	0.66	4.00
24	NW CORNER OF LOT-SIDE STREET	15" C3 RCP	1.60	0.61	0.66	4.00
24	STREET "B" 20+00 LT	15" C3 RCP	3.58	1.36	0.66	4.00
25	STREET "B" 18+50 LT	15" C3 RCP	1.03	0.39	0.66	4.00
26	STREET "B" 16+00 LT	15" C3 RCP	0.48	0.18	0.66	4.00
27	STREET "B" 12+50 LT	15" C3 RCP	0.29	0.11	0.66	4.00
28	STREET "B" 10+70 LT	15" C3 RCP	0.60	0.23	0.66	4.00
28	SW CORNER OF LOT-SIDE STREET	15" C3 RCP	1.10	0.42	0.66	4.00
29	NW CORNER OF LOT-SIDE STREET	15" C3 RCP	1.49	0.56	0.66	4.00
29	STREET "B" 8+40 LT	15" C3 RCP	1.02	0.39	0.66	4.00
30	STREET "B" 6+35 LT	15" C3 RCP	1.39	0.53	0.66	4.00
31	STREET "B" 4+00 LT	15" C3 RCP	1.87	0.71	0.66	4.00
32	STREET "B" 3+10 LT	15" C3 RCP	0.56	0.21	0.66	4.00
33	STREET "B" 2+90 LT	15" C3 RCP	0.53	0.20	0.66	4.00
34	STREET "A" 7+30 LT	15" C3 RCP	0.53	0.12	0.66	4.00
35	STREET "A" 8+55 LT	15" C3 RCP	0.53	0.20	0.66	4.00
35	STREET "B" 2+50 LT	15" C3 RCP	0.45	0.17	0.66	4.00
36	STREET "A" 11+00 LT	15" C3 RCP	0.18	0.07	0.66	4.00
36	STREET "B" 1+60 RT	15" C3 RCP	0.29	0.11	0.66	4.00
37	STREET "A" 13+80 LT	15" C3 RCP	1.23	0.47	0.66	4.00
38	STREET "A" 16+00 LT	15" C3 RCP	0.83	0.32	0.66	4.00
39	STREET "A" 18+10 LT	15" C3 RCP	0.44	0.17	0.66	4.00
40	STREET "A" 20+30 LT	15" C3 RCP	0.34	0.13	0.66	4.00
44	STREET "A" 24+00 LT	15" C3 RCP	0.71	0.27	0.66	4.00
42	STREET "A" 26+00 LT	15" C3 RCP	1.01	0.38	0.66	4.00
43	STREET "A" 26+80 LT	15" C3 RCP	1.44	0.60	0.66	4.00
44	STREET "A" 28+70 LT	15" C3 RCP	1.22	0.46	0.66	4.00
45	STREET "A" 30+70 LT	15" C3 RCP	0.85	0.32	0.66	4.00
46	STREET "A" 32+80 LT	15" C3 RCP	0.48	0.18	0.66	4.00
47	STREET "A" 39+60 LT	15" C3 RCP	1.93	0.73	0.66	4.00
47	STREET "B" 26+30 RT	15" C3 RCP	3.51	1.33	0.66	4.00
48	STREET "B" 23+70 RT	18" C3 RCP	7.20	2.73	0.66	4.00
49	STREET "B" 21+20 RT	24" C3 RCP	12.38	4.69	0.66	4.00
50	STREET "B" 20+00 RT	24" C3 RCP	16.31	6.18	0.66	4.00
51	STREET "B" 18+20 RT	18" C3 RCP	6.73	2.55	0.66	4.00
52	STREET "B" 17+00 RT	15" C3 RCP	4.49	1.70	0.66	4.00
53	STREET "B" 12+50 RT	15" C3 RCP	0.28	0.11	0.66	4.00
54	STREET "B" 10+40 RT	15" C3 RCP	3.76	1.43	0.66	4.00
55	STREET "B" 8+40 RT	18" C3 RCP	11.22	4.25	0.66	4.00
56	STREET "B" 6+35 RT	24" C3 RCP	13.29	5.03	0.66	4.00
57	STREET "B" 3+50 RT	24" C3 RCP	19.73	7.47	0.66	4.00

NOTE:

PIPES ARE SIZED USING 100-YEAR FLOOD CRITERIA.

Q=aci ; where Q=Runoff in cubic feet per second (cfs), a=Area of watershed in acres, c=Coefficient of runoff, and i=Intensity of rainfall in inches per hour based on concentration time.

Minimum pipe size is 15", and must be RCP if within the ROW.



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