

ABBREVIATED COMMUNITY APPEARANCE COVENANTS

OAK BOWERY PINES SUBDIVISION  
OPELIKA, LEE COUNTY, ALABAMA

1. Concept: Oak Bowery Pines will be a residential community of high esteem and of first class quality, single family homes in a neighborhood environment.
2. A Homeowners Association is established to maintain entrances and other common areas (sidewalks, roadways, sewer easements, etc.). An annual fee of \$100 will be due from each owner annually on March 1.
3. An Architectural Review Committee, ACC, shall examine and approve all house plans and site plans for each Lot.
4. The initial Committee shall consist of Developer and Builder until the Developer no longer owns a Lot in the neighborhood.
5. Each lot to be used for one, single family residence not to exceed 2 ½ stories, not including basement if applicable. All lots shall have a minimum of an 1800 sqft heated floor space on main level. No more than a single family unit and one unrelated personal shall occupy any Dwelling. The rental of an entire residence to a family unit or the employment of live-in-domestic help is permitted.
6. Set back lines recorded on subdivision plat are to be respected.
7. The openings of garages can be front or side entry. No carports unless approved by ACC.
8. Storage buildings allowed only when architecturally consistent with the home and the aesthetics of the property. Their location, type and materials to be approved by the ACC prior to construction.
9. No window air conditioners shall be allowed.
10. All utilities are to be underground unless approved by the ACC.
11. No outside radio and television antennas. Satellite dishes shall be no wider than three (3) feet and their site location shall be approved by the ACC. No satellite dish shall be allowed to be visible from either the street or the side of any property.
12. Swimming pools will be permitted. Fencing of swimming pool areas must be achieved within set-back lines and fence type and site location must be approved by the ACC.
13. All fencing, as to their location and type, must be approved by the ACC prior to construction. Privacy fences shall be six (6) foot wooden fences with the framing facing the interior of the lot. Any privacy fences must be gated if located on any easements. Black chain link fences are permitted and subject to ACC approval. All fencing shall come off the rear corner of a home. No outside clothes lines shall be permitted.
14. Dust abatement and erosion control measures shall be provided by the contractor or owner in all stages of construction.
15. Concrete, brick or stone curved walkways are required and must be approved by the ACC.
16. Mailboxes subject to ACC approval.
17. During construction, all vehicles, including those delivering supplies, must enter the building site only on driveways and roading approved by the ACC.
18. All building debris, stumps, trees, etc. must be removed from each Lot by Builder as often as necessary to keep the house and lot attractive. Such debris shall not be dumped in any area of The Oak Bowery Pines Subdivision.

19. All plans for decking shall be submitted for the ACC's approval before construction begins.
20. A basic landscaping plan is outlined in the expanded declaration of covenants, conditions and restrictions.
21. Exterior building materials including roof, windows and home covering materials outlined in the expanded declaration of covenants, conditions and restrictions. Overall goal to maintain natural and first class quality. All proposed exterior redecorating, including painting, to be approved by the ACC.
22. All Builders' and Contractors' signs are to be removed from the Lot after the building is completed. Other than at time of construction, only one professional sign per lot to advertise the property for sale shall be permitted. Once Development is complete, Builder to install permanent neighborhood signage at entry to be further maintained by the Homeowners Association. No signs allowed that advertise the property for rent. There shall be no signs nailed to trees at any time.
23. Drainage of surface water, storm water and/or foundation drains may not be connected to sanitary sewers or drain into natural waterways.
24. No exterior, above-ground liquefied fuel storage containers in excess of ten (10) gallons of any kind shall be permitted. Any containers of this nature are subject to ACC approval and, if approved, must be on the rear of the house behind fencing so it cannot be seen from the side or front of the house.
25. No lot corner stakes may be removed. In the event that such are removed or destroyed, it shall be the responsibility of the owner of the lot to have such restored by a licensed surveyor.
26. The ACC requires the prior approval of all builders and subcontractors that will work on any structure or improvement on the lots in The Oak Bowery Pines Subdivision.
27. It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkept condition of buildings or grounds.
28. No animals or livestock or any kind or description, except the usual household pets, not more than two(2), shall be kept on any lot, provided that no household pet be kept on any lot for breeding or commercial purposes. All pets must be kept behind a closed fence or walked on a leash and cannot cause disturbance to any adjoining neighbor with continuous barking, noise, smells, etc.
29. No noxious, offensive or illegal activities tolerated nor anything which may become an annoyance or nuisance to the Development.
30. No oil wells, tanks, tunnels, mineral excavations or shafts permitted. No natural gas drilling, refining, quarrying or mining operations permitted.
31. No trash, garbage or other refuse shall be dumped, stored, accumulated or burned on any Lot. Garbage cans to be stored out of front view unless otherwise approved by ACC.
32. No temporary structure or vehicle shall be used at any time as a residence either temporarily or permanently. No occupancy of any Dwelling until completion and certificate of occupancy granted.
33. Any dwelling, structure, etc. on any lot which may be destroyed in part or in whole must be rebuilt in one year.
34. Any boat, boat trailer, house trailer, mobile home, camper, recreational vehicle, etc. is not to be stored in open in excess of 48 hours. No commercial or business trucks or machinery or tractors shall be parked for an excess of 24 hours except during construction. No cars shall remain on the street overnight.