

DECLARATION OF COVENANTS AND RESTRICTIONS

Alpine Place Plat 1

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owner of the plat known as *Alpine Place Plat 1*, as recorded in Autauga County, Alabama, with the Judge of Probate on February 18, 2025, in Plat Book 2025, Page 8, do hereby establish and impose the following Covenants and Restrictions upon the property described on said plat. These Covenants and Restrictions shall run with the land and shall be binding upon all parties and all persons claiming under them.

1. USE OF PROPERTY

Each lot shall be used exclusively for single-family residential purposes. Only one residence may be constructed per lot, except that one accessory dwelling (guest house or in-law suite) may be constructed, provided it is not sold or rented separately from the primary residence.

2. MINIMUM DWELLING SIZE

No residence shall be erected on any lot with less than 1,400 square feet of heated and cooled living area, exclusive of porches and garages. In the case of a two-story residence, the ground floor must contain at least 1,100 square feet of heated and cooled living area.

3. STRUCTURE PLACEMENT AND DESIGN

Residences shall meet all applicable county setback requirements. Detached garages, sheds, and other outbuildings must be located no closer than 20 feet to a side property line and behind the main dwelling. No temporary structure or trailer shall be used as a dwelling.

4. VEHICLES AND PARKING

No boats, campers, recreational vehicles, or trailers may be stored in front of any residence or within 15 feet of the property line. Any boat, camper, trailer or recreational vehicle must maintain a neat appearance and be in working order. No more than two of these items may be visible from the public road for more than 3 consecutive days. No commercial trucks, vehicles, or equipment may be stored on any lot except during active construction or deliveries. Vehicle repairs shall not be conducted outside of a garage lasting longer than 3 consecutive days, except in emergencies.

5. SIGNS

No permanent signs may be installed on any lot. Temporary signs must be professional and respectful and shall be removed after a period of no longer than three weeks. Political signs may be placed during the applicable active election process. "For Sale" or "For Rent" signs, or signs used by a builder during construction and sales, are allowed.

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6. NUISANCES AND MAINTENANCE

No lot shall be used or maintained in a manner that creates a nuisance or detracts from the appearance of the community. Trash containers shall be stored behind the front of any home, preferably out of public view, except on collection days. Yards and improvements shall be maintained in neat and orderly condition. Holiday/seasonal decorations may be installed up to four weeks before and must be removed no later than three weeks after the respective holiday/season.

7. FENCES

Fences shall be placed within twelve (12) inches of the rear and side property lines and shall not extend past the front of the house. For corner lots, no fence shall extend beyond the building line on the side facing the street. If a neighboring lot owner subsequently installs a fence, such a fence may be connected directly to the previously installed fence.

8. UTILITIES

All utilities shall be installed underground where possible. Each lot owner shall be responsible for connection and maintenance of utilities, including septic systems where applicable.

9. TERM

These Covenants and Restrictions shall run with the land and remain in force for twenty (20) years from the date of recording, after which they shall automatically renew for successive ten (10) year periods unless a majority of lot owners agree in writing to amend or terminate them.

10. ENFORCEMENT

Any lot owner may enforce these Covenants and Restrictions by appropriate legal proceedings against any person violating or attempting to violate them, to prevent or correct such violations and recover damages if applicable. Prior to any legal action, the homeowner in violation must be given a one-time formal written warning/notice of the violation and expected action to correct. If after 14 business days the matter has not been settled, the matter may be brought to arbitration. If arbitration fails, then legal action may proceed.

11. SEVERABILITY

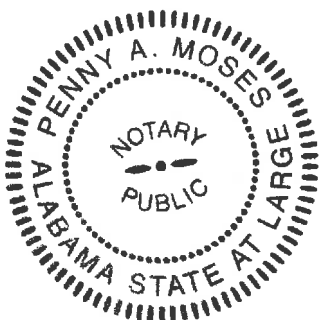
Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

STATE OF ALABAMA

MONTGOMERY COUNTY, ALABAMA

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT GEORGE T. GOODWYN, JR. WHOSE NAMES AS MANAGER OF GOODWYN HOLDING LLC, AN ALABAMA LIMITED LIABILITY CORPORATION, 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 PRESIDENT AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL ON THIS 27th DAY OF January 2026.



Penny A. Moses

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-30-29