

DECLARATION OF COVENANTS AND RESTRICTIONS

CENTRAL OAKS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owner(s) of the plat known as *Central Oaks*, 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. Garages, sheds, and other outbuildings must be located to the side or rear of the dwelling and must be constructed of materials and design compatible with the primary residence. Prefabricated or portable buildings are prohibited. 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. Such vehicles may only be kept in a garage or to the rear of the lot where not visible from the street. 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, except in emergencies.

5. ANIMALS

No livestock, poultry, or exotic animals shall be kept on any lot. Usual household pets may be kept, provided they are not bred or maintained for commercial purposes.

RLPY Book: 2026 Page: 4442
Recorded In Above Book and Page
1/27/2026 1:12:51 PM
Jason Britt
Probate Judge
Elmore County, Alabama
Inst Num: 702956
Fees: \$15.00

Total: \$15.00

6. SIGNS

No signs shall be erected or displayed on any lot except customary "For Sale" or "For Rent" signs, or signs used by a builder during construction and sales.

7. 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 out of public view except on collection days. Yards and improvements shall be maintained in neat and orderly condition.

8. 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 fence may be connected directly to the previously installed fence.

9. 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.

10. 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.

11. 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.

12. 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.

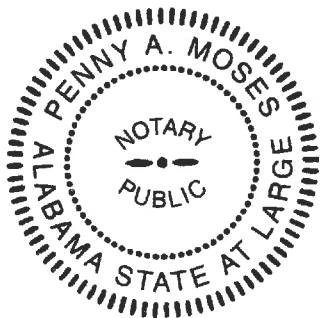
GOODWYN BUILDING CO., INC.

BY: 
GEORGE T. GOODWYN, JR., PRESIDENT

STATE OF ALABAMA
COUNTY OF ELMORE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT GEORGE T. GOODWYN, JR. WHOSE NAMES AS PRESIDENT OF GOODWYN BUILDING CO., INC., AN ALABAMA 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 8th DAY OF JAN 2026.





NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-30-29

George Goodwyn
2939 Chestnut St
Montg AL 36107