



AlabamaLandAgent.com

Land • Farms • Lake Property

**Chad Camp
205-478-4974**



.80+/- ACRES

Cedar Bluff, AL - GPS 34.27060, -85.67039

Come be apart of a National Treasure. Explore a lot on The Little River as the water flows from Little River Canyon on the Cumberland Plateau which is the most southern extension of the Appalachian Plateau. Enjoy the river with Kayaks, Canoe or Fish and Swim. Only minutes from Centre and Cedar Bluff. Flat level lot. Approximately 100 feet on The Little River and is about .80 of an Acre. Canyon Mouth Park is 1.5+/- Miles up Stream and would be excellent to launch Canoes and Kayaks to enjoy floating the river back to you lot. Canyon Mouth Park is only about 1.5 Miles by Vehicle. Homes have to be Site Built and Some Restrictions do apply. Property is gated and will require an agent present. Road is private and not county maintained. Power is Cherokee COOP. Water is Cherokee County Water. Big Oak Campground is 8 tenths of mile down stream from the lot. Little River Can Falls Park is a 14 Minute Drive from the gated entrance.

Directions: From Hwy 411 in Leesburg. Go Toward Sandrock on Hwy 68 and turn right on Blue Pond Road. Turn right onto CR 145. Next to Little River Baptist Church. Across from Church.

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(205) 478-4974**

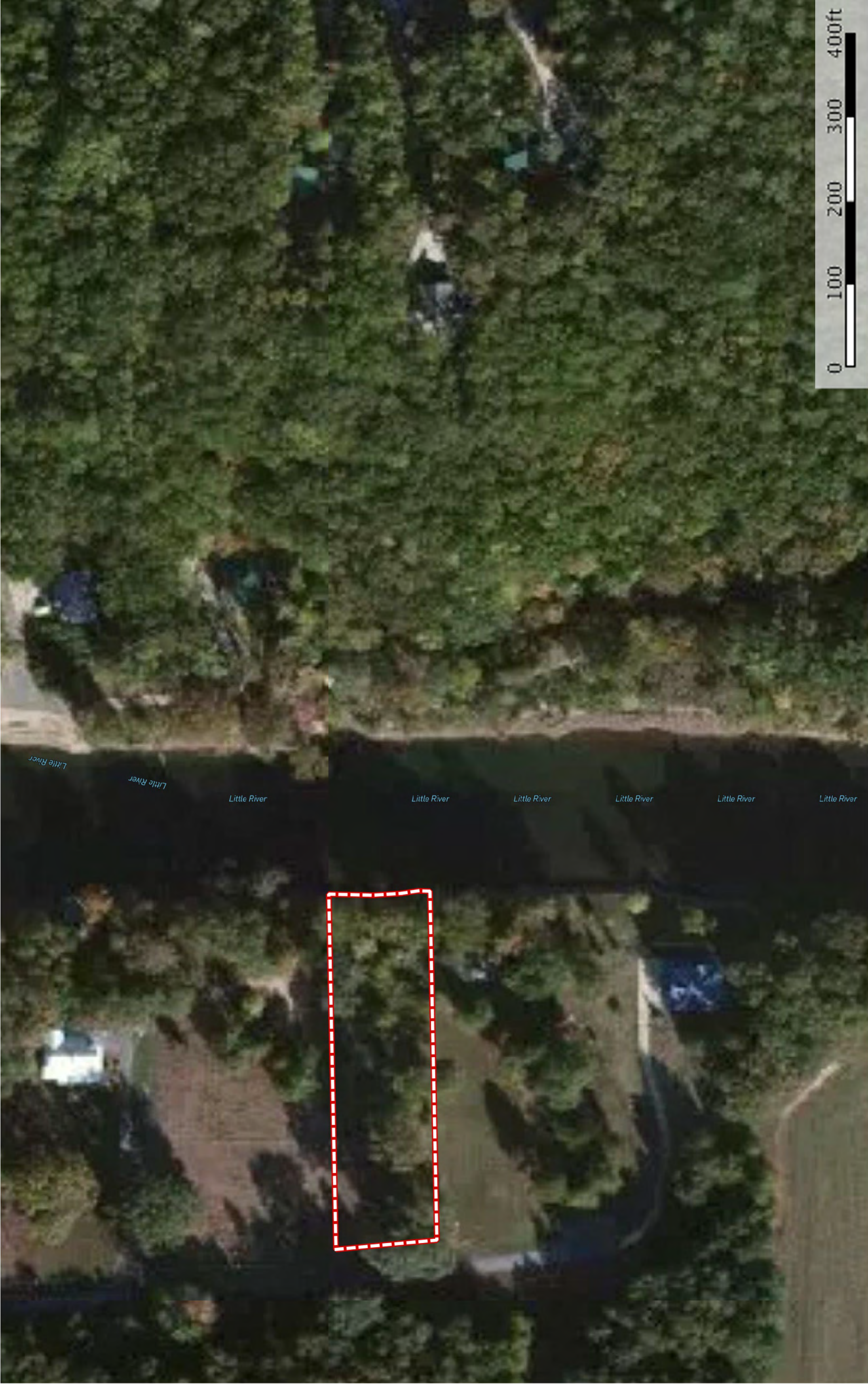


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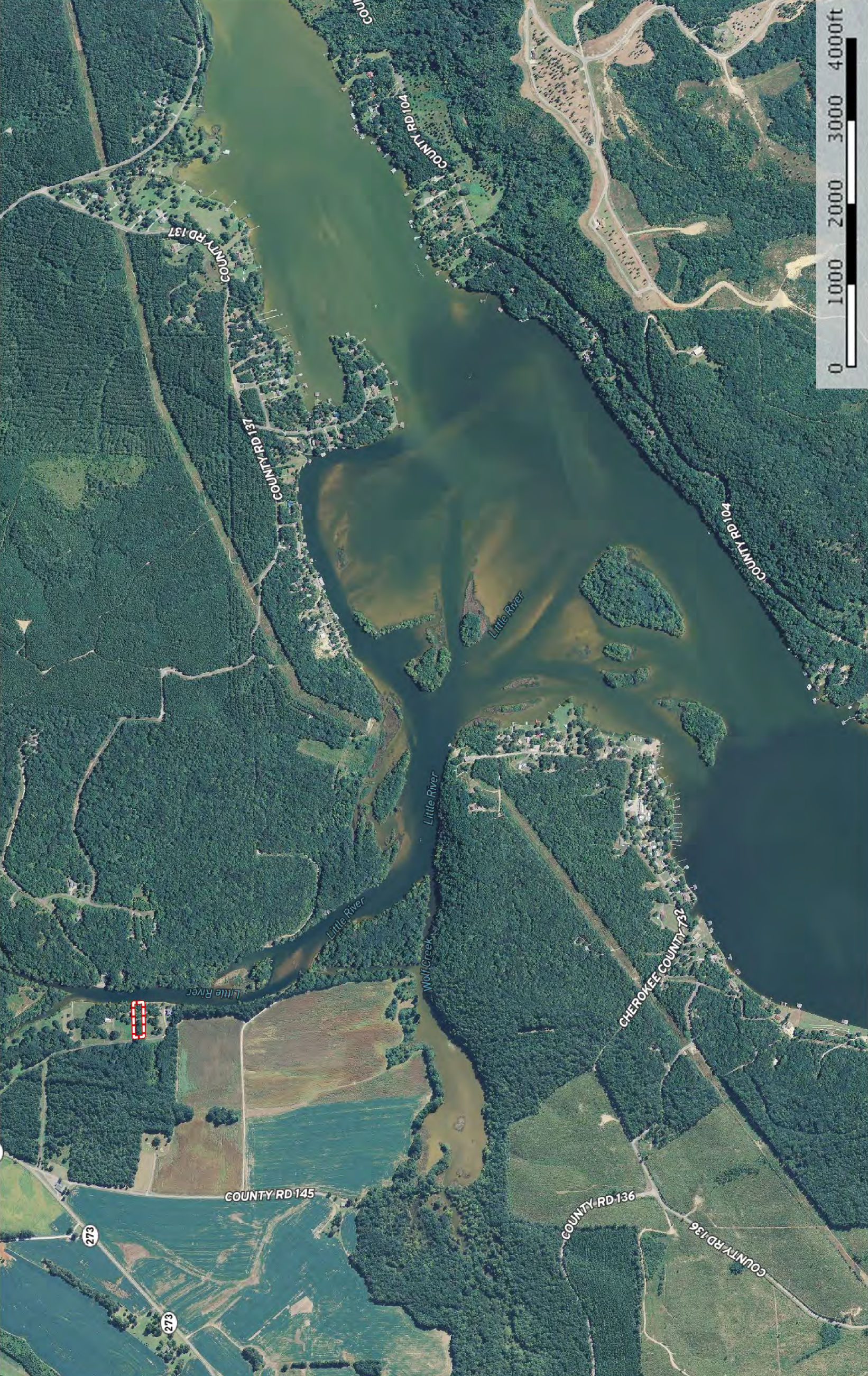
Land • Farms • Lake Property



Cherokee County – Little River Lot
Alabama, AC +/-



Cherokee County - Little River Lot
Alabama, AC +/-



Cherokee County – Little River Lot
Alabama, AC +/-



Boundary

STATE OF ALABAMA
CHEROKEE COUNTY

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PROTECTIVE COVENANTS AND RESTRICTIONS

FOR

THE LANDINGS AT LITTLE RIVER WEST

THIS DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, made and published this 25th day of July, 1998, by J. DOYLE BUFFINGTON and JUNE C. BUFFINGTON, owners of the hereinafter described real property:

WITNESSETH:

THAT, WHEREAS, the said J. DOYLE BUFFINGTON and JUNE C. BUFFINGTON are the owners of the lands known as THE LANDINGS AT LITTLE RIVER WEST, situated in Cherokee County, Alabama, according to the map or plat thereof appearing of record in Plat Book 11 at page 90, in the Probate Office of Cherokee County, Alabama; and

WHEREAS, said owners desire to provide for a quality rural residential neighborhood, promote the construction of architecturally custom designed single family dwellings with quality materials and workmanship in harmony with the natural setting of the subdivision, to attract permanent homeowners, to provide privacy and security in a spacious natural environment, and to enhance the value of the investment by homeowners in the subdivision, and to be for the mutual benefit to the owners, both present and future, of lots in said subdivision;

NOW, THEREFORE, THE SAID J. DOYLE BUFFINGTON and JUNE C. BUFFINGTON do hereby set up, establish, promulgate and declare the following Protective Covenants and Restrictions to apply to all of the lots contained in the said LANDINGS AT LITTLE RIVER WEST shall be subject to said protective Covenants and Restrictions; and that said Protective Covenants and Restrictions shall be an encumbrance on said lands and shall run with said lands, unless modified as herein after provided;

1. The LANDINGS AT LITTLE RIVER WEST is intended to afford to owners of lots of land in said subdivision an attractive residential area with lake front lots. The sole purpose of the restrictions is to assure that all structures, and/or additions within the development of THE LANDINGS AT LITTLE RIVER WEST are in

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conformity and harmony of external design with existing standards of the neighborhood.

2. There shall be only one dwelling house constructed on any one lot. However, two or more lots may be used together for the purpose of constructing one dwelling.

3. All dwelling houses shall be single family dwelling, of good appearance and shall be wood, stone or "earth tone" brick so that the exterior of the dwelling house will blend with the surrounding natural environment. All original plans for houses and colors are subject to review and prior approval by the developers, J. Doyle Buffington and June C. Buffington or their designees.

4. Construction debris must be removed from all lots in a timely manner.

5. Material used on the exterior can be natural wood lap siding, hardboard, or masonite. All siding must be painted and colors approved. Siding no larger than 8 inches in width shall be permitted.

6. Brick may be used but color of brick and mortar must be approved. Old, used brick will be allowed and the painting of brick is also allowed.

7. Stucco is allowed. Color samples required.

8. Stone is allowed.

9. Log structures, rough sawn or rounded wood siding is allowed.

10. All colors on the exterior of houses and detached structures must be approved by the developers. The intent is to insure that the overall color scheme of the subdivision is compatible and harmonious. In general terms, the primary colors which are large areas of painted walls should be subdued with accent colors limited to focal areas such as doors and shutters. Care should be taken that colors are not the same or identical with colors of adjacent houses. Roof colors should be black, dark gray, dark red, dark green or dark brown. White roofs will not be allowed. Highly reflective and bright colors shall be prohibited. All colors are to be submitted to the developers for approval.

11. Fencing and screening may be used in THE LANDINGS AT LITTLE RIVER WEST to define private spaces or to attract or divert

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attention to or from particular views. Free standing utility equipment, air conditioning and heating equipment, outside storage and service areas for equipment and supplies and refuse containers are typical areas to be screened. Subject to approval of the developers the following methods of screening may be used. Earth banks and berms that are well landscaped, planting screen and hedges may also be used. Fencing may also be used provided they compliment the design, texture and colors of all structures on the same lot. All fencing must be approved, in advance by the developers.

12. Prefabricated Structures or factory built structures shall not be permitted within THE LANDINGS AT LITTLE RIVER WEST. This does not prohibit penalized housing where actual units are assembled on-site.

13. The number of temporary signs (i.e., garage, lawn sales, etc.) must be kept to a minimum and must be put up no sooner than 24 hours in advance of sale. Signs must be removed promptly after a sale has ended. No sign may be placed on the common property entrance areas of THE LANDINGS AT LITTLE RIVER WEST.

14. No window air conditioning unit may be located in any part of any dwelling or accessory structure which is visible from any street.

15. A detached accessory structure may be placed on a Lot to be used for a playhouse, swimming pool, tool shed, dog house, or garage. Such accessory structures shall conform in exterior design and quality to the dwelling on the same lot. The developers shall have the right to approve or disapprove the plans and specifications for any accessory structure to be erected on any lot and construction of an accessory structure may not be commenced until approved by the developers.

16. Mail boxes must be approved by the developers.

17. Silver-finish (mill finish) aluminum doors and windows shall not be approved.

18. No plumbing or heating vent shall penetrate roof surfaces which face the street. If any of these can be seen from a street or side street they must be painted to blend with the roof color.

19. All driveways must be paved with asphalt or concrete. No dirt or gravel drives are allowed. Existing trees, topography and landscape planning should be taken into consideration and where

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possible, driveways should curve.

20. No lot or combination of lots shall be used for commercial purposes.

21. No dwelling house shall be erected and permitted to remain on any lot or lots in this subdivision except single family dwelling houses having a minimum of 1,250 square feet for single story or 1,800 square feet for 2 stories of interior living and heated floor space. Note: The finished floor must be at least 577 feet elevation.

22. Structures shall be set-back at least 40 feet from the street right-of-way and at least 10 feet from the side and rear lines of any lot. Notwithstanding the above, the developers must approve the location of each house on a lot and the developers may promulgate setbacks for each structure.

23. The visible exterior of any foundation shall have an exterior finish of rock, brick, stucco, paint or similar covering. The exterior of each building must be completed in every detail in accordance with approved plans and specifications prior to occupancy. No old, completed or used houses may be placed on any lot.

24. No commercial trucks or vehicles in size of 1 ton or larger may be parked overnight on any lot in the subdivision. No vehicles of any kind shall be parked on any street in THE LANDINGS AT LITTLE RIVER WEST for longer than twenty-four (24) hours.

25. Trees are not to be cut except for the purpose of driveways, paths, houses and ten feet from the house. Any other cutting of trees over two inch calliper must have the approval of the developers. The planting of evergreen trees is encouraged.

26. Docks and piers shall have no enclosures. The patio or deck area shall not exceed 16 feet by 24 feet or the equivalent square footage, whether covered or not. If covered, roof must be flat in design, in order not to block view of adjoining lots. Docks must be approved by developer and Alabama Power Company. There may be up to two boat lifts or slips with covers if desired. The structure shall be "earth-tone" in color and kept in good repair and appearance. No portions of the dock shall be closer than 20 feet from the extension of the lot line. However, neighbors of adjoining lots may place a shared dock on or across their line. Dock lighting shall not illuminate adjacent lots or project into the water beyond 30 feet of the dock. Design and

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location are to be approved by the developers. Any retaining and seawalls to be built along the water shall first receive approval with respect to design and materials by the developers and Alabama Power Company.

27. No outside clothesline will be allowed within sight of neighboring residences and street. Garbage cans and woodpiles shall be kept screened by adequate planting or fencing so as to conceal them from view by neighboring residences and streets, and may be maintained in the rear yard on a lot only. If rubbish, garbage, or any other form of solid waste is to be disposed of by being collected on a regular and recurring basis, containers may be placed in the open on any day that a pick-up is to be made, in order to provide access to persons making such pick-up.

28. There shall be no loud activities outside after 10:00 p.m. on week nights and 12:00 a.m. on Friday and Saturday nights. No noise or machinery is permitted before 7:00 a.m. on weekdays and 9:00 a.m. on Saturday and Sunday. These provisions apply to homes, docks, and common areas.

29. There shall be no walking across yards. Residents and guests shall not walk above the 573 contour on any other lots.

30. All lots, vacant or not, shall be cleared and kept cleared and/or mowed after purchased. If not, the developers may have it done and charged to the owner.

31. Lot owners may jointly build a landing dock and ramp. Approval of all designs and operating arrangements are retained by the developers. The Common Boat Ramp built by the developers is for lot owners only and no permission shall be given by lot owners to any other persons. When launching or loading boats, all vehicles and boat trailers must be returned to the owner's lot so that others may have access to the ramp. Courtesy is the rule.

32. No temporary house, mobile home, camper, trailer or tent shall be placed upon any lot for use as a residence. Also, no motor home, recreational vehicle, camper, truck with camper top, boat or boat trailer or like equipment shall be allowed on a temporary basis not to exceed two (2) weeks. Notwithstanding the foregoing, any such vehicles or equipment may be stored on a lot, provided such vehicle or equipment is kept in a concealed manner from view of other lot owners, and be approved by the developer.

33. Fencing material shall be wood, brick or stone, metal fencing will be permitted only with approval by the developer.

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34. No lot shall be subdivided, nor shall more than one house be erected on any lot.

35. No duplex or other multi-family residence shall be constructed on any lot.

36. Each lot in the subdivision shall be used for residential purposes only, with only one single family residence per lot constructed thereon.

37. No signs are permitted without written approval from the developers with the only exception to this being signs as may be required by legal proceedings and "For Sale" signs, such signs having a maximum face area of 25 square feet.

38. The keeping, housing or otherwise maintaining of hogs, cows, chickens, goats, and livestock of any kind is expressly prohibited, with the exception of horses by the owner of an acreage tract.

39. All dwellings and residences erected on said lots shall be maintained in reasonably good appearances during the effective time of these covenants.

40. These Design restrictions may be amended from time to time by a majority vote of the owners of lots situated in THE LANDINGS AT LITTLE RIVER WEST.

41. These Protective Covenants and Restrictions shall run with the land and shall be binding upon and enforceable by and against all persons or claiming possession or an interest in any of the real estate within said subdivision and they shall be effective for a term of twenty-five (25) years from the date these Protective Covenants and Restrictions are recorded in the Probate Office of Cherokee County, Alabama, after which time said Protective Covenants and Restrictions shall be automatically extended for successive periods of five (5) years each, unless an instrument executed by at least two-thirds (2/3) of the owners of the lots of the subdivision extending the term of these Protective Covenants and Restrictions.

42. No business, commercial trade or manufacturing activity shall be conducted upon any lot. No "For Rent" signs will be permitted.

43. The private road located within and designated as "LANDINGS PLACE" on the plat of said subdivision as appears of

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record in Plat Book 11 at page 90 in the Probate Office of Cherokee County, Alabama; and, the boat ramp designated as "RAMP" on said subdivision plat; and the entrance gate located at the entrance of said subdivision at the intersection of the West end of Landings Place and an existing County public road, shall be maintained and kept and repaired as follows: The developers shall initially construct and pave said private subdivision roads in accordance with road specifications established by the Cherokee County Highway Department (even though said roads are private in nature). The developers will maintain and repair said two subdivision roads, the boat ramp and entrance gate at their expense until such time as sixty (60) per cent of the subdivision lots have been sold and at such time the lot owners of the Subdivision shall take over the responsibility for the upkeep, maintenance and repair of said private subdivision roads, boat ramp, and entrance gate. Each lot owner shall be responsible for his/her/its pro-rata share of the said maintenance and upkeep expense in accordance with his/her/its pro-rata share of ownership of lots in the subdivision.

44. Any party who claims title, legal or equitable, including the right of possession, to any of the real estate in this subdivision shall be entitled to enforce the provisions of these Protective Covenants and Restrictions, or any part thereof, and by the acceptance of any deed, lease or other instrument permitting possession to any real estate within this subdivision, the parties thereto agree to submit to the jurisdiction of a court of competent jurisdiction in Cherokee County, Alabama and to abide by the judgement of said court with respect to any order, injunction or judgment which may be entered with respect to any violation of the Protective Covenants and Restrictions contained herein.

45. Should any portion of the foregoing Protective Covenants and Restrictions be declared invalid by final judgment of any court of competent jurisdiction, the remaining Protective Covenants and Restrictions shall not be affected by such judgment and the same shall remain in full force and effect.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals on this 25th day of July, 1998.

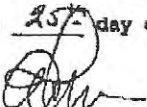

J. Doyle Buffington
June C. Buffington

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STATE OF ALABAMA, CHEROKEE COUNTY.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. DOYLE BUFFINGTON and wife, JUNE C. BUFFINGTON, whose names are signed to the foregoing Protective Covenants and Restrictions, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Protective Covenants and Restrictions, they executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of July, 1998.



NOTARY PUBLIC

This instrument prepared by:
Albert L. Shumaker
Shumaker & Rice
Attorneys at Law
Centre, Alabama

5822-2.1r1

007191

Cert 1.00
Rec 20.00
MA 2.00
23.00 PD

CLERK OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
50 JUL 27 AM 9:25
UCC FILE NUMBER
REC. BY: RICE AS SHOWN ABOVE
NOT AT CENTRAL

Cherokee County Floodplain Management Program
1875 East Main Street
Canter, AL 35060
Telephone (256) 927-5573

May 11, 1999

15 Linden Place
 Rome, Georgia 30165

RE: BFE at The Landings at Little River

BASE FLOOD ELEVATIONS

Dear Mr. Buffington:

After our last conversation, I revisited the method I used to extrapolate the BFE between 573, shown on the FEMA map and the 100-year flood elevation at the C. R. 273 bridge, provided by the USGS. I used the run-of-river distance to divide the subdivision into four different BFE zones. The following is my best judgment as to the BFE's:

Lot E, F, G, H, 10

581 feet above mean sea level

Lot D, C, 6, 7, 8, 9

580

1' FREE BOARD

577

Lot B, 4, 5

579

Lot A, 1, 2, 3

578

If you have any questions, please call me

R. Hall

Roger L. Hall, P.E.
 Floodplain Ordinance Administrator



Canyon Mouth Park Entrance

FEE AREA \$15 per vehicle

Welcome. This is a wonderful place to bring the family for a day of outdoor fun. Canyon Mouth Park has a paved parking area. A pavilion offers several picnic tables and restrooms. This area has easy access to the water. There is just a short walk from the parking area to the river. The trail is an easy 1-mile hike along the river. Many picnic tables and grills are available in shaded areas. Kayakers also use Canyon Mouth as their takeout on the final run of Little River.

LOCATION/DIRECTIONS

Canyon Mouth Park is located off Alabama Highway 273 in Cedar Bluff, Alabama. Alabama Highway 273 is located between Highway 35 and Alabama Highway 68.

Turn off Alabama Highway 273 onto County Road 275, stay to the right, follow to the gate, stop at the fee booth. This is a day-use area.

HOURS

- Daily 8:00 AM - 6:00 PM Central Standard Time
- Cars within the gates after hours are subject to be ticketed and/or towed or locked in.

FEES

- There is a \$15 Day-Use Fee per vehicle.
- Annual passes are available for \$35. The Annual Pass is valid for one calendar year. Passes purchased in 2019 will expire on December 31, 2019.
- Passes can be obtained in person at park headquarters or by mail. Mail your name, correct return address, and a check for \$35 made out to "National Park Service" to: Little River Canyon National Preserve, 4322 Little River Trail NE, Suite 100, Fort Payne, AL 35967.

National Park Passes

National Park Passes may be honored at this location only when staff is available to man the fee station booth (mid May - August). The machine is not capable of accepting the National Park Passes at this time; it will only accept the Canyon Mouth Park Annual Pass (see information above) or cash.

PETS

- Your pets are welcome as long as you keep them on a leash, no longer than six feet.

CAMPING

- Camping is not allowed in the park.

AMENITIES

- Barbecue grills and picnic tables
- Restrooms
- Pavilion
- We do not reserve any picnic tables or the pavilion.
- Trail (1-mile long)
- Recycle Containers (recycle your cans and plastic bottles)

All animals and plants are protected within the park boundaries. Anyone found harming or harassing wildlife, collecting plants, leaves, or rocks are subject to a fine.

Snakes are sometimes found sunning on the rocks. Please leave them alone.

SPECIAL USES

Special uses such as baptisms, weddings, etc. must obtain a Special Use Permit from park headquarters at least 10 days in advance. Little River Canyon National Preserve, 4322 Little River Trail NE, Fort Payne, AL 35967. (256) 845-9605. Fees may apply.



Canyon Mouth Pavilion and Restrooms



Water access at Canyon Mouth Park

Last updated: March 28, 2019

CONTACT THE PARK

Mailing Address:

4322 Little River Trail NE
Suite 100
Fort Payne, AL 35967

Phone:

(256) 845-9605 x201