

## **EXHIBIT A DEED RESTRICTIONS**

State of Alabama

County of Mobile

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS that in considerations of the premises, said property is hereby made subject to the following deed restrictions, limitations, conditions and protective covenants, reservations and easements.

1. The Property shall be used for no more than one single family dwelling. No residence, apartment or flat shall be constructed or allowed over any outbuildings.
2. No subdividing or re-subdividing of any lot shall be allowed.
3. No Mobile Homes, no Modular Homes and no Manufactured Homes shall be placed or built on any lot. Owner shall be allowed to live on site during home construction for a period not to exceed 18 months. The 18 month period begins once a building permit has been issued. Acceptable temporary housing shall only be a motor home or travel trailer not to exceed 40' feet in length.
4. No lot shall be used as a dirt pit or landfill. No business shall be allowed on any lot.
5. All homes shall have a minimum set back of 150' from the front lot line and 25' from any side or rear lot line. All out buildings shall be located at least 100' behind the rear wall of the dwelling.
6. Dogs, cats, farm animals and other pets are allowed. Animals kept outside shall not be allowed to run free and must be fenced within the lot. No pigs shall be allowed
7. All homes shall have a minimum of 1,800 square feet of heated and cooled living area with no less than 1,200 square feet of heated and cooled living area located on the first floor (ground level) if a two story home is built. Heated and cooled garage or shop shall not count toward the total heated and cooled living area of the home. No more than one three car garage shall be attached to any home. The minimum roof pitch for the residence shall be 8 on 12 pitch. Asphalt shingles, on metal roofing are acceptable; no flat roofs shall be allowed.
8. No junk, broken cars, and or waste shall be stored or allowed to remain on any lot. All boats, utility trailer, tractors, motor homes and large trucks must be kept behind the rear wall of the residency.
9. No obnoxious or offensive activities shall be carried on that become an annoyance or nuisance to the neighborhood.