

*— CONSOLIDATED —*

DECLARATION OF PROTECTIVE COVENANTS  
FOR  
YELLOWLEAF RIDGE ESTATES

STATE OF ALABAMA)  
COUNTY OF SHELBY)

This DECLARATION OF PROTECTIVE COVENANTS, (hereinafter referred to as the "Declaration") is made this the 4th day of February, 1994, by Yellowleaf Estates, Inc., an Alabama corporation, (hereinafter referred to as the "Developer") which declares that the real property hereinafter described is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens, hereinafter, set forth (sometimes hereinafter referred to as the "Protective Covenants").

Whereas, the Developer is presently the owner of all the real property described in the plat of Yellowleaf Estates, prepared by K.B. Weygand and Associates, situated in the South 1/2 of the Northwest 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama. Recorded in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 18, at Page(s) 127.

I. EXCLUSIVE RESIDENTIAL USE AND IMPROVEMENTS

A. All lots in the tract shall be known and described as residential lots and shall be used for single-family residential purposes exclusively.

B. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than detached single-family dwellings not to exceed two and one-half stories, and a private garage for not less than two cars.

C. The undersigned and their assigns shall be permitted to construct or place and maintain a structure and related facilities for use as a sales center for the marketing of real estate and a structure and related facilities for use as a construction office.

D. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. No building shall be located nearer than 30 feet to any side street line. For the purpose of this covenant, eaves, steps and open decks or terraces shall not be considered as part of a building; provided, however, that this shall not be construed to permit any portion of a building, on a lot, to encroach upon another lot.

E. Each main structure of a residential building, exclusive of open porches, garages and basements shall meet the following size restrictions: 1 story houses shall have a minimum of 1500 square feet of heated area; no basement area can be considered finished area. 1-1/2 story houses shall have a minimum of 1200 square feet on the main level. 2 story houses shall have a minimum of 900 square feet on each floor.

*Corrington Property Real Estate Inc*  
*2232 Cahaba Valley Dr.*  
*Birmingham 35242*

08/05/1994-24553  
12:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCD 21.00

Inst # 1994-24553