

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
TARTAN PINES SUBDIVISION

ARTICLES	PAGE
I. DEFINITIONS	3
II. EASEMENTS	6
III. ADDITIONAL DOCUMENTS	9
IV. ARCHITECTURAL CONTROL	10
V. GENERAL RESTRICTIONS	15
VI. EXCLUSIVE COMMON AREA	25
VII. MEMBERSHIP AND VOTING RIGHTS	26
VIII. MAINTENANCE	28
XI. COVENANTS FOR MAINTENANCE ASSESSMENTS	30
X. MORTGAGE PROVISIONS	38
XI. ASSOCIATION INSURANCE	40
XII. NO SECURITY	45
XIII. NO PARTITION-COMMON AREAS	46
XIV. ANNEXATION AND WITHDRAWAL OF PROPERTY	46
XV. ENFORCEMENT OF DECLARATION, BY-LAWS, RULES, REGULATIONS	47
XVI. LITIGATION	49
XVII. DISPUTE RESOLUTION AND LIMITATION ON LITIGATION	49
XVIII. GENERAL PROVISIONS	54

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William O. Gammill, Probate Judge, Coffee County, AL

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
TARTAN PINES SUBDIVISION

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, is made this 10th day of April, 2000 by Tartan Pines Development Company, Inc. hereinafter referred to as the "Declarant";

WHEREAS, Declarant is the owner of certain real property in the City of Enterprise, Coffee County, Alabama which is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference and plans to develop same as Tartan Pines Golf Community;

WHEREAS, Declarant intends to develop the property as a residential golf community and by virtue of this Declaration is on this date committing portions of the "total property" to this Declaration and providing a method whereby other properties or portions of the "total property" may become part of the "properties" subject to this Declaration by a recordation of supplement to this Declaration;

WHEREAS, Declarant has caused the Tartan Pines Owners Association, Inc. to be formed as a master association for the purpose of providing a nonprofit corporation to serve as a representative of Declarant and owners of any part of Tartan Pines which is hereinafter made the subject of this Declaration, to enforce these covenant and to coordinate various neighborhood associations which may be formed in the future within the boundaries of the aforesaid described property;

WHEREAS, the Declarant desires to establish and enforce uniform standards of development quality and to provide for the effective preservation of the appearance, value and amenities of the property, which establishment, enforcement and preservation shall benefit all owners of the property located thereon and, to that end, desires to subject said real property to the protective covenants, conditions and restrictions herein contained, all of which are for the benefit of said real property and the owners thereof; and

NOW THEREFORE, Declarant hereby declares that all of the property, described in Exhibit "A" attached hereto and incorporated herein by reference shall be held, sold and conveyed or encumbered, used, occupied and improved, subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any rights, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

OFFREC 130 564

I

DEFINITIONS

Section 1. "Access Easement" shall mean the easement for vehicles and pedestrian ingress and egress depicted on the subdivision map and further referred to in Article II hereof.

Section 2. "Approved General Contractor/Builder" shall mean a general contractor/builder approved by the Architectural Control Committee in its sole discretion.

Section 3. "Architectural Committee" shall mean the committee created pursuant to Article IV hereof.

Section 4. "Area of Common Responsibility" shall mean the common area, together with those areas, if any, which by the terms of this Declaration, any supplemental Declaration or other applicable covenants, contract, or agreement become the responsibility of the Association.

Section 5. "Architectural Committee Rules" shall mean rules, guidelines or regulations, if any, which may be adopted by the Architectural Committee.

Section 6. "Articles" shall mean the Articles of Incorporation of the Association, as said Articles may be amended from time to time.

Section 7. "Association" shall mean and refer to Tartans Pines Owners Association, Inc., an Alabama Nonprofit Corporation, and its successors and assigns.

Section 8. "Annual Base Assessments" shall mean assessments established by the Board of Directors to fund common expenses for the general benefit of all lots.

Section 9. "Base Assessment" shall mean assessments of the Association to fund the common expenses for the general benefit of all lots.

Section 10. "Benefitted Assessments" shall mean assessments specifically assessed against lots receiving benefits, items, or services not provided to all lots within a neighborhood or within the properties that are incurred upon request of the owner of a lot for specific items or services relating to the lot or a consequence of the conduct of less than all owners, their licensees, invitees, or guests.

Section 11. "Board" or "Board of Directors" shall mean the Board of Directors of the Association.

OFFREC 130 565

Section 12. "Bylaws" shall mean the Bylaws of the Association, as such bylaws may be amended from time to time.

Section 13. "Common area" shall mean all real property (including improvements thereto) now owned, hereinafter owned or held by the Association for the common use and enjoyment of the owners. THE GOLF CLUB, MEANING THE GOLF COURSE AND ALL RELATED PROPERTY AND FACILITIES ARE NOT PART OF THE COMMON AREAS AND ARE NOT GOVERNED BY THE PROVISIONS OF THIS DECLARATION EXCEPT FOR THE RIGHTS GRANTED TO THE GOLF CLUB AND NO OWNER OR OCCUPANT, EXCEPT DECLARANT, SHALL HAVE ANY RIGHTS IN AND TO THE GOLF CLUB.

Section 14. "Association Expenses" shall mean and include the actual and estimated expenses of operating the Association, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to this Declaration, the Articles of Incorporation and Bylaws of the Association.

Section 15. "Declaration" shall mean this entire document, as same may from time to time be amended or supplemented.

Section 16. "Declarant" shall mean Tartan Pines Development Company, Inc. its successors, heirs or assigns.

Section 17. "Exclusive Common areas" shall mean a portion of the common area intended for the exclusive use or primary benefit of one or more, but less than all, Neighborhoods, as more particularly described in the Declaration.

Section 18. "Improvement" shall mean the buildings, garages, road driveways, walls, hedges, plantings, planted trees and shrubs, and all other structures or landscaping improvements of very type and kind.

Section 19. "Lot" shall mean and refer to the individual lots as reflected in the subdivision map, as the same may be amended from time to time. A lot shall be deemed "developed" when the offsite streets and utilities have been completely installed. A lot shall be deemed "improved" when a residence has been completely constructed thereon. All other lots shall be deemed "undeveloped lots".

Section 20. "Member" shall mean any person who is a member of the Association. Every owner shall be a member. Unless otherwise specified, any required vote of the members shall be computed by allowing each member the number of votes equal to the number of lots owned by such member.

Section 21. "Neighborhood" shall mean and refer to a geographical area or areas, comprised of one or more types of housing areas designated initially or made subject to this Declaration by amendment.

Section 22. "Owner" shall mean and refer to the record owner, whether one or more persons or entities of fee simple title to any lot or residence. "Owner" shall include the Declarant. The foregoing does not include persons or entities who hold an interest in any lot merely as security for the performance of an obligation. Unless otherwise specified, any required vote of the owners shall be computed by allowing each owner the number of votes equal to the number of lots owned by such owner.

Section 23. "Properties" shall mean and refer to the real property described in Exhibit "A" attached hereto and incorporated by reference and shall further refer to such additional property as may hereinafter be annexed by subsequent amendment to this Declaration or which is owned or acquired by the association.

Section 24. "Protective Covenants" shall mean all of the Covenants, Conditions and Restrictions contained in this entire Declaration, together with any amendments thereto.

Section 25. "Residence" shall mean a portion of the development designated on an approved layout plan or subdivision plat, more particularly described below, for any type of independent use and occupancy as a residence by a single family unit. For example, each single family detached home shall constitute a residence. Each condominium unit in a condominium development shall constitute a residence; and each town home or cluster home unit in an attached or semi-attached housing development shall constitute a residence. The foregoing examples are set out by way of illustration and not in limitation of the term "residence." Residence shall include all portions of the land owned as well as any structure thereon, as described above.

Section 26. "Single Family Unit" shall mean a group of one or more persons each related to the other by blood, marriage or legal adoption or a group of not more than three persons not all so related, who maintain a common household in a dwelling.

Section 27. "Special Assessments" shall mean assessments by the Association which may be levied from time to time to cover unbudgeted expenses or expenses in excess of those budgeted and as more fully described in the Declaration.

Section 28. "Subdivision Map" shall mean a recorded map or plat covering any or all of the property referred to in this Declaration, and any amendments or supplements thereof, which may be recorded in the Office of the Judge of Probate of Coffee County, Alabama.

Section 29. "Supplementary Declaration" shall mean an amendment to the Declaration subjecting additional property to the Declaration.

ARTICLE II

EASEMENT

Section 1. Easements and Use Agreements. Easements, Restrictions, Covenants, and Conditions which shall run with the real property and be binding on all parties having any right, title or interest in the above described property, or in any part thereof, their heirs, successors and assigns are hereby created as follows:

(a) Easements to be Dedicated by Plat or Survey. Easements across the common area for access, parking, water, gas, telephone, electricity, sewer or other utilities, and drainage will be dedicated to the utility companies, municipality, county or other supervisory jurisdiction as from time to time may be necessary, all as set out in said plat or survey.

(b) Additional Agreements. This Declaration is further made subject to any other easements or agreements that may be required by any other governmental agency having supervisory authority over subject property.

(c) Additional Covenants and Easements. The Declarant may unilaterally subject any portion of the property submitted to this Declaration initially or by supplementary Declaration to additional covenants and easements, including covenants obligating the Association to maintain and insure such property on behalf of the owners and obligating such owners to pay the costs incurred by the Association through Neighborhood Assessments. Such additional

OFFREC 130 568

covenants and easements shall be set for the in a supplementary Declaration filed either concurrent with or after the annexation of the subject property, and shall require the written consent of the owner(s) of such property, if other than the Declarant.

(d) Owner's Easements of Enjoyment. Every owner of a lot shall have a right of use and enjoyment in and to the common areas which said right of use and enjoyment shall be appurtenant to and shall pass with the title for every lot subject to the following provisions:

1. The right of the Association from time to time to make and amend reasonable regulations concerning the use of the common areas of the property in accordance with the provisions therefore in the Articles of Incorporation and Bylaws. Copies of all such regulations and amendments shall be furnished by the Association to all owners and residents upon request;
2. The right of the Association to charge reasonable admission and other fees for the use and enjoyment of any recreational facility situated upon the common area;
3. The right of the Association to suspend the voting rights and right to use and enjoyment of the recreational facilities on any common area by any owner for any period during which any assessment against his lot remains unpaid; and for a period not to exceed (60) days for infraction of any published rules and regulations the Association may formulate;
4. The right of the Association to dedicate or transfer all or any part o the common areas to any public agency, authority, utility for such purposes and subject to such conditions as may be agreed to by the members of the Association. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.
5. The right of certain Owners to the exclusive use of those portions of the Common Area designated "Exclusive Common Areas", as more particularly described herein.

5. Delegation of Use. Any owner may delegate, in accordance with the Bylaws, his right of use and enjoyment to the common areas and facilities to the members of his family, his family guests, lessees, or contract purchasers who reside on the property.

OFFREC 130 569

6. Easement for Golf Ball Retrieval. Anyone playing golf upon the public golf course shall have an easement and license to go upon the common area or upon an owner's land adjacent thereto to retrieve errant golf balls so long as such person does so in a reasonable manner not to damage the adjacent property while accomplishing such retrieval. Any golfer causing damage by his errant golf ball during play or while retrieving it shall be solely responsible for such damage, and neither the Declarant, owner of the golf course nor the Association shall be responsible therefore.
7. Indemnity for Damages. Each and every owner and future owner, in accepting a deed or contract for any lot subject to this declaration, agrees to indemnify the Association and Declarant, his heirs, assigns and successors for any damage caused by such owner, or the contractor, agent or employees or such owner, to roads, street, gutters, walkways or other aspects of common areas including all surfacing thereon or to water, a drainage or a storm sewer lines or sanitary sewer lines.
8. Indemnification of Declarant. The Association agrees to indemnify and hold harmless Declarant, his heirs, assigns and successors from any and all liability arising out of accidental death or injury on the common area, including all costs and attorney's fees resulting from or arising out of such death or injury.

Section 2. Easement for Emergency. Authorized agents of the Association shall have the right, but not the obligation, and a perpetual easement is hereby granted to the Association, to enter all portions of the Properties, including each lot, for emergency, security, and safety reasons. Except in emergencies, entry onto a lot shall be only during reasonable hours and after notice to and permission from the owner thereof. This easement includes the right to enter any lot to cure any condition which increases the risk of fire or other hazard if an owner fails or refuses to cure the condition within a reasonable time after request by the Board, but does not authorize entry into any dwelling without permission of the owner.

Section 3. Easements for Maintenance and Enforcement. Authorized agents of the Association shall have the right, but not the obligation, and a perpetual easement is hereby granted to the Association, to

enter all portions of the Properties, including each lot to (a) perform its maintenance responsibilities under Article VIII, and (b) make inspections to ensure compliance with this Declaration, any Supplementary Declaration, Bylaws, and any rules or regulations. Except in emergencies, entry onto a lot shall be only during reasonable hours and after notice to and permission from the owner. This easement shall be exercised with a minimum of interference to the quiet enjoyment to Owners' property, and any damage shall be repaired by the Association at its expense. This easement does not authorize entry into any dwelling without permission of the Owner.

The Association also may enter a lot to abate or remove, using such force as may be reasonably necessary, any structure, thing or condition which violates the Declaration, the Bylaws, or the rules. All costs incurred, including reasonable attorney's fees, shall be assessed against the violator as a Specific Assessment.

Section 4. Easements to Service Property. The Declarant hereby reserves for itself and its duly authorized agents, representatives, and employees, successors, assigns, licensees, and mortgagees, an easement over the Common Area for the purposes of enjoyment, use, access, and development of the property described in Exhibit "A", whether or not such property is made subject to this Declaration. This easement includes, but is not limited to, a right of ingress and egress over the Common Area, properties and lots for construction of roads and for connecting and installing utilities on such property. Declarant agrees that it and its successors or assigns shall be responsible for any damage caused to the Common Area as a result of vehicular traffic connected with development of such property. Declarant further agrees that if the easement is exercised for a permanent access to such property and such property or any portion thereof is not made subject to this Declaration, the Declarant, its successors or assigns shall enter into a reasonable agreement with the Association to share the costs of maintenance of the access roadway serving such property.

ARTICLE III

ADDITIONAL DOCUMENTS

All owners shall be and are required to execute such other documents as are necessary or convenient to effectuate the intent of the Declaration with respect to all easements, which may be created pursuant to this Declaration.

ARTICLE IV

ARCHITECTURAL CONTROL

Section 1. The general architectural objective of the Declarant is to create parcels of residences constructed of traditional styles, and within architectural guidelines to be formulated by an architectural committee. The guidelines of the architectural committee will be designed to enhance the appearance of the entire development and maintain the value and integrity of the property within the development. The guidelines shall be those of the association and the architectural committee shall have full authority to prepare and amend the same. The guidelines shall be made available to owners who seek to engage in development of or construction upon any portion of the property subject to this Declaration.

Section 2. Method of Architectural Control. So as to establish and maintain the above architectural criteria, no improvement or structure of any kind, including, without limitation, any building, mailbox, fence, wall, sign, lighting system, site paving, grading, parking lot, screen enclosure, sewer drain, disposal system, decorative building, landscaping, landscape device or object, shall be commenced, erected, placed or maintained upon a lot, nor shall any addition, change or alteration therein, thereof or thereto be made, unless and until the plans and specifications, showing the color, nature, kind, shape, materials and location of the same shall have been submitted to and approved in writing by the Architectural Committee. All plans and specifications must meet the written guidelines formulated by the Architectural Committee and shall be evaluated as to, among other things, the harmony of external design and location in relation to the surrounding structures and topography. Every member and/or owner shall pay a fee in the amount of \$125.00 for the review of the aforementioned plans and specifications.

Section 3. Architectural Committee Membership, Appointment and Removal. For so long as Declarant is the owner of any lot or dwelling within the development, Declarant shall have the sole and exclusive right to appoint and remove all members of the Architectural Committee. If Declarant is no longer the owner of any lot or dwelling within the development, Declarant shall give notice to the Association whose Board shall then appoint the Architectural Committee. The Architectural Committee shall consist of four (4) members, none of which shall be required to be an owner, or to meet any other particular requirements. The term of the members of the architectural committee shall be at the discretion of Declarant. A majority of the total members of the Architectural Committee shall constitute a quorum for

REFREC 130 572

the transacting of any business. Replacement or removal of a member of the architectural committee shall be with or without cause by majority vote of those holding interests in Declarant.

Section 4. Release. Neither the Architectural Committee nor any member thereof shall be liable to any owner or to any other party for any damage, loss or prejudice suffered on account of the approval or disapproval of any plans, drawings or specifications, whether or not defective, or the execution or filing of any action, motion, certificate, petition or protest in the courts of the United States or the State of Alabama, or with any other governmental board or body, whether or not the facts stated therein are true and correct.

Section 5. Powers and Duties. The Architectural Committee shall have the following powers and duties:

1. To formulate guidelines consistent with the architectural objective as hereinabove stated.
2. To form committees, to regulate and be responsible for the control of new construction and modification.
3. To approve general contractors/builders of homes and improvements in accordance with paragraph 4.(4) below.
4. To require submission to the Architectural Committee of plans and specifications for any improvement or structure of any kind, and any change, modification or alteration thereof, including, without limitation, any such improvement or change to any home, fence, wall, sign lighting system, site paving, grading, screen enclosure, sewer, drain, disposal system, landscaping or landscape device, mailbox, or object, the construction or placement of which is or is proposed upon any lot. Such plans and specifications shall be in such form and contain such information as may be reasonably required by the Architectural Committee and shall include but not necessarily be limited to:
 1. An accurately drawn and dimensional plot plan showing all set backs, easements, drives and walks.
 2. Floor plan and exterior elevations of the single-family residence.

OFFREC 130 573

3. All plans must include a specifications list of proposed materials and samples of exterior materials which cannot be adequately described on the plans, and of materials with which the Architectural Committee is unfamiliar.
4. The name and address of the lot owner's general contractor who will construct the residence or any other improvements to the lot. Said general contractor or builder must be an approved builder. The Committee shall determine, in its sole discretion, whether the contractor/builder is an approved builder. Nothing contained herein is meant to imply either Tartan Pines Homeowner's Association or the Architectural Control Committee warrants the work of such approved builder and such is specifically disclaimed. Such approved builders are not employees, agents, representatives of either Tartan Pines Homeowners Association or the Architectural Control Committee and no liabilities on behalf of such approved builders are assumed. Once general contractor/builder is approved, each lot owner agrees to cause said contractor/builder to execute an Approved Builder Agreement which may be obtained from Tartan Pines Homeowner's Association.
5. The Architectural Committee may also require such additional information as reasonably may be necessary for the Architectural Committee to evaluate completely the proposed structure or improvement or general contractor in accordance with this Declaration. All information must be submitted to the Architectural Committee.

(d) The Architectural Committee shall approve or disapprove the submitted plans and specifications for any improvement, residence or structure as hereinabove described prior to commencement of construction of such improvement, home or structure within thirty (30) days of submission of the documentation required herein. Partial submissions shall not be permitted. In the event the Architectural Committee

shall fail, for a period of thirty (30) days from the date of receipt of such submission to approve or disapprove any plans or specifications submitted to it for approval or the general contractor, the same shall be deemed to have been approved. The approval by the Architectural Committee of plans and specifications submitted for its approval, as herein specified, shall not be deemed to be a waiver by the Architectural Committee of the right to object to any other features or elements embodied in such plans or specifications if and when the same features and elements are embodied in any subsequently plans and specifications submitted for approval for use on other lots. If any improvement or structure as aforesaid shall be completed, changed, modified or altered without the prior approval of the Architectural Committee or shall not be completed, changed, modified or altered in accordance with the approvals granted by the Architectural Committee or the lot owner engages a general contractor other than the approved home builder, then the owner shall, upon and in accordance with a demand by the Architectural Committee, cause the property, improvement or structure either to be restored to its original condition or to comply with the plans and specifications as adopted by the Architectural Committee or engage another approved home builder, and shall bear all costs and reasonable attorney's fees of the Architectural Committee. Notwithstanding the aforesaid, after the expiration of one (1) year from the date of final completion of any such improvement or structure, such improvement or structure shall be deemed to comply with all of the provisions hereto unless prior to the expiration of said one (1) year either notice to the contrary shall have been recorded in the Office of the Judge of Probate of Coffee County, Alabama or written notification shall have been forwarded to the owner by the Association. Any agent or member of the Architectural Committee may at a reasonable time enter any building or property subject to the jurisdiction of the Architectural Committee which is under construction or owned or in which the agent or member may believe that a violation of these protective covenants is occurring or has occurred. Prior to the use or occupancy of an

OFFREC 130 575

improvement or structure constructed or erected on any lot, the owner thereof shall apply for a certificate from the Architectural Committee that the construction thereof has been completed in accordance with the plans and specifications approved by the Architectural Committee. In the event that the Architectural Committee shall fail, for a period of ten (10) days from the date of receipt of such application, to give or deny such certification, the same shall be deemed to have been given. The Architectural Committee may from time to time, designate to a person or persons the right to approve or disapprove plans or specifications and to issue such certification.

(e) To adopt fees which shall be designed to reimburse the Architectural Committee for the necessary and reasonable costs incurred by it in processing requests for Architectural Committee approval of any matters under its jurisdiction. Such fees, if any, should be payable to the Architectural Committee, in cash, at the time that any application for approval is sought from the Architectural Committee. Initially, each owner and/or member shall pay is \$125.00 for plan/specification review.

(f) The Architectural Committee may enforce the provisions of this Declaration regarding Architectural Control, any guidelines formulated by the Architectural Committee or other regulations pertaining to Architectural Control by initiation of an action for damages and/or injunctive relief and/or specific performance, by way of example but not limitation, and in the event an action at law or in equity is brought or initiated by the Architectural Committee, the Architectural Committee shall be entitled to recover a reasonable attorney's fee in addition to any other relief which may be awarded as a result of such action.

(g) Neither the Architectural Committee nor any architect or agent thereof nor the Declarant shall be responsible to check for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing provisions, nor for any structural or other defects in any work done according to such plans and specifications.

OFFREC 130 576

(h) The initial four members of the Architectural Committee appointed by the Declaration are as follows: Ben Henderson, Billy Cotter, Steve Hagins and Kinn Pittman.

(i) Amendment. This Article may not be amended without Declarant's written consent so long as the Declarant owns any land described in Exhibit "A" hereof.

(j) Decisions made by the Architectural Control Committee shall be made by majority vote.

ARTICLE V

GENERAL RESTRICTIONS

The board of Directors is hereby empowered to promulgate and enforce a general standard of behavior and use of properties within Tartan Pines. Therefore the Board of Directors is hereinafter empowered to enforce the following general restrictions as set forth in the policy for enforcement herein.

Section 1. Residential Use. All lots shall be used for single family residential purposes exclusively. No business or business activity shall be carried on in or upon any residence at any time except with the written approval of the board. Leasing of a residence shall not be considered a business or business activity. However, the board may require a prior board approval of any residential leases. Furthermore, the board may permit residences to be used for business purposes so long as such business, in the sole discretion of the board, does not otherwise violate the provisions of the Declaration or Bylaws, and does not create a disturbance. The board may issue rulings regarding permitted business activities.

Prohibited uses include, but are not limited to:

- (a) Dangerous, noxious, offensive or excessively noisome activities which may be or become an annoyance or nuisance to Owners; and
- (b) Raising, breeding, or keeping of any animals, bird or fowl; provided that an Owner shall be permitted to keep not more than two dogs and/or cats as domestic pets on a single Lot and provided further that the Architectural Committee or Association may approve more animals to

be kept as domestic pets on a lot if such animals are to be kept in an enclosed area approved by the Architectural Committee; and

- (c) Exploring, mining, boring, quarrying, drilling, or otherwise removing oil or other hydrocarbons, minerals, gravel, or natural gas;
- (d) Use of a dwelling house by more than a single-family unit.

Any owner may request from the Architectural Committee at any time a determination of whether a prospective use of a lot is permitted. A certificate to that effect signed by a majority of the Architectural Committee shall be deemed to be dispositive of the issue.

Section 2. Limitation on Size and Location of Structures. In addition to the general restrictions contained in this Declaration, the following specific limitations shall apply to the following specific Neighborhoods:

I. St. Andrews Place

- (a) No structure shall be erected, altered, placed or permitted to remain on any lot other than a main single family dwelling not to exceed two and one-half stories (or 35 feet in height) and a private garage for not more than four cars unless otherwise approved in writing by the Architectural Committee. No detached building other than the main single family dwelling shall be constructed or permitted on any lot unless previously approved by the Architectural Committee.
- (b) No building shall be located on any lot nearer to the front lot line of said lot as shown by the minimum building set back line shown on the subdivision plat or map. For the purpose of this covenant, eaves, steps and open decks, decorative pools, or terraces shall not be considered part of the building.
- (c) Each main structure residential building, exclusive of open porches, garages, basements and carports, shall not be less than 2,750 square feet

OFFREC 130 578

on the ground floor of any one story building; nor less than a total of 2,750 square feet in the case of a multistory building.

- (d) No building shall be located nearer to the rear of said lot than the minimum building set back line as shown on the subdivision map or plat.

II. Aberdeen Avenue/Muirfield Court

- (a) No structure shall be erected, altered, placed or permitted to remain on any lot other than a main single family dwelling not to exceed two and one-half stories (or 35 feet in height) and a private garage for not more than four cars unless approved in writing by the Architectural Committee. No detached building other than the main single family dwelling shall be constructed or permitted on any lot unless previously approved by the Architectural Committee. Notwithstanding anything to the contrary herein, the Declarant shall be permitted to construct facilities designed for and used as a sales center for the marketing of lots.
- (b) 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 set back lines shown on the subdivision plat or map. For the purpose of this covenant, eaves, steps and open decks, decorative pools or terraces shall not be considered as a part of the building.
- (c) Each main structure residential building, exclusive of open porches, garages, basements and carports, shall not be less than 2,600 square feet on the ground floor of any one story building; nor less than a total of 2,600 square feet in the case of a multistory building.
- (d) No building shall be located nearer to the rear of said lot than the minimum building set back line as shown on the subdivision map or plat.

III. Tartan Way

OFFREC 130 579

- (a) No structure shall be erected, altered, placed or permitted to remain on any lot other than a main single family dwelling not to exceed two and one-half stories (or 35 feet in height) and a private garage for not more than four cars unless approved in writing by the Architectural Committee. No detached building other than the main single family dwelling shall be constructed or permitted on any lot unless previously approved by the Architectural Committee. Notwithstanding anything to the contrary herein, the Declarant shall be permitted to construct facilities designed for and used as a sales center for the marketing of lots.
- (b) 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 set back lines shown on the subdivision plat or map. For the purpose of this covenant, eaves, steps and open decks, decorative pools or terraces shall not be considered as a part of the building.
- (c) Each main structure residential building, exclusive of open porches, garages, basements and carports, shall not be less than 2,200 square feet for lots 1-4C, 2,400 square feet for lots 5-12C, 2,750 square feet for lots 13-19C and 1-5D, and 2,400 square feet for lots 20-59E, and on the ground floor of any one story building; no less than a total of 2,200 square feet for lots 1-4C, 2,400 square feet for lots 5-12C, 2,750 square feet for lots 13-19C and 1-5D, and 2,400 square feet for lots 20-59E, in the case of a multistory building.
- (d) No building shall be located nearer to the rear of said lot than the minimum building set back line as shown on the subdivision map or plat.

IV. Rosemount Court

- (a) No structure shall be erected, altered, placed or permitted to remain on any lot other than a main single family dwelling not to exceed two and one-half stories (or 35 feet in height) and a private garage for not more than four cars

unless approved in writing by the Architectural Committee. No detached building other than the main single family dwelling shall be constructed or permitted on any lot unless previously approved by the Architectural Committee. Notwithstanding anything to the contrary herein, the Declarant shall be permitted to construct facilities designed for and used as a sales center for the marketing of lots.

(b) 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 set back lines shown on the subdivision plat or map. For the purpose of this covenant, eaves, steps and open decks, decorative pools or terraces shall not be considered as a part of the building.

(c) Each main structure residential building, exclusive of open porches, garages, basements and carports, shall not be less than 2,000 square feet on the ground floor of any one story building; no less than a total of 2,000 square feet in the case of a multistory building.

(d) No building shall be located nearer to the rear of said lot than the minimum building set back line as shown on the subdivision map or plat.

V. Robertson Court (Garden Homes)

(a) No structure shall be erected, altered, placed or permitted to remain on any lot other than a main single family dwelling not to exceed two and one-half stories (or 35 feet in height) and a private garage for not more than three cars unless approved in writing by the Architectural Committee. No detached building other than the main single family dwelling shall be constructed or permitted on any lot unless previously approved by the Architectural Committee.

Notwithstanding anything to the contrary herein, the Declarant shall be permitted to construct facilities designed for and used as a sales center for the marketing of lots.

OFFREC 130 581

- (b) 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 set back lines shown on the subdivision plat or map. For the purpose of this covenant, eaves, steps and open decks, decorative pools or terraces shall not be considered as a part of the building.
- (c) Each main structure residential building, exclusive of open porches, garages, basements and carports, shall not be less than 1,600 square feet on the ground floor of any one story building; no less than a total of 1,600 square feet in the case of a multistory building.
- (d) No building shall be located nearer to the rear of said lot than the minimum building set back line as shown on the subdivision map or plat.

VI. Tom Morris Lane (Garden Homes)

- (a) No structure shall be erected, altered, placed or permitted to remain on any lot other than a main single family dwelling not to exceed two and one-half stories (or 35 feet in height) and a private garage for not more than three cars unless approved in writing by the Architectural Committee. No detached building other than the main single family dwelling shall be constructed or permitted on any lot unless previously approved by the Architectural Committee. Notwithstanding anything to the contrary herein, the Declarant shall be permitted to construct facilities designed for and used as a sales center for the marketing of lots.
- (b) 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 set back lines shown on the subdivision plat or map. For the purpose of this covenant, eaves, steps and open decks, decorative pools or terraces shall not be considered as a part of the building.

- (c) Each main structure residential building, exclusive of open porches, garages, basements and carports, shall not be less than 1,400 square feet on the ground floor of any one story building; no less than a total of 1,400 square feet in the case of a multistory building.
- (d) No building shall be located nearer to the rear of said lot than the minimum building set back line as shown on the subdivision map or plat.

Section 3. Exterior Lighting. All exterior lighting shall be subject to the review of the Architectural Committee.

Section 4. Utilities. To the extent of interest of the owner of a lot, the owner of a lot will not erect or grant to any person, firm or corporation the right, license, or privilege to erect or use or permit the use of overhead wires, poles, or overhead facilities of any kind for electrical or telephone service on said real estate without the prior written consent of the Architectural Committee. All electrical and telecommunication lines located upon any lot and property subject to this declaration shall be installed and maintained underground.

Section 5. Maintenance. All structures, landscaping and other improvements upon individual lots shall be continuously maintained by the owner thereof so as to preserve a well kept appearance, especially along the perimeters of any lot, including a vacant lot. Lots must be kept neat, clean, orderly, free of debris and litter, mowed, and/or trimmed. Landscaping, including grassing, planting of shrubs, trees, flowers and other aesthetic features as described in the architectural guidelines of the Association shall be completed within one (1) month from the completion of the main structure of any residence.

Section 6. Accumulation of Refuse. No lumber, metals, bulk materials (except lumber, metals, bulk materials as is usual in the maintenance of a private residence and which must be stored in such a manner so that it cannot be seen from adjacent and surrounding property) refuse or trash shall be kept, stored, or allowed to accumulate on any part of the properties except building materials during the course of construction of any approved structure. Builders must provide dumpsters on the property during the construction period. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open,

on any day that a pickup is to be made, at such place on the lot to provide access to persons making such pickup. Garbage containers shall be kept in a clean and sanitary condition and shall be so placed or screened by shrubbery or other appropriate material approved in writing by the Architectural Committee as not to be visible from any road or from adjacent and surrounding property. The Architectural Committee, in its discretion, may adopt and promulgate reasonable rules and regulations relating to the size, shape, color and type of containers permitted and the manner of storage of the same on any lot. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted, except during the construction period, or except as specifically approved by the Architectural Committee.

Section 7. Temporary Toilet Facilities. Further, each member/owner shall provide or cause their builder to provide appropriate, temporary toilet facilities for use during construction.

Section 8. Use of Identical or Near Identical House Plans. Identical or near identical house plans for more than three homes shall be prohibited except garden home plans shall be excluded from this section.

Section 9. Landscaping. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any part of a lot and no refuse pile or unsightly object shall be allowed to be placed or suffered to remain upon any part of a lot, including undeveloped lot. Owners will be required to keep undeveloped lots safe, neat, clean, orderly, free of debris and litter, mowed and/or trimmed within thirty (30) feet of the front line of said lot or parcel and thirty (30) feet of the side line of any corner lot or parcel. This provision shall not apply to the Declarant. Each member/owner shall install a suitable underground sprinkler system for their lot(s) as part of construction.

Section 10. Tree Removal. No trees shall be removed without the expressed consent of the Architectural Committee, except for (a) diseased or dead trees; (b) trees needing to be removed to promote the growth of other trees; (c) trees needing to be removed for safety reasons; or (d) trees in the immediate location of a building approved by the Architectural Committee.

Section 11. Temporary Structures. No structure of a temporary character, trailer, basement, tent or shack shall be used at any time as a residence either temporarily or permanently. No storage building of any type shall be permitted unless such building is designed as part of the main residential structure and approved by the Architectural Committee.

OFFERED 130 584

Section 12. Fences and Hedges. No chain link fences shall be used. No fence of any type will be erected on the front of any lot. Any fencing on the side or rear of lot will be allowed in some instances such as protection around swimming pools. By way of illustration only, a six foot wooden privacy fence around the side and rear perimeter would not be allowed on lots adjoining golf course. Any such fencing on golf course lots will be very limited, and all fencing for any purpose must be approved by the Architectural Committee.

Section 13. Signs. No sign of any kind shall be displayed to the public view on any lot except the sign which is approved by the Architectural Committee as the uniform sign for use within the properties. This provision shall not apply to the Declarant.

Section 14. Garages. Garage openings will not be permitted on the front of any building without the prior written approval of the Architectural Committee. Garden home neighborhoods will be excluded from this provision.

Section 15. Adequate Parking. There shall be no parking in the street adjoining lots at any time with the exception of short term social events.

Section 16. HVAC Equipment.

- (a) Outside air conditioning units may not be located in the front yard. All outside air conditioning units shall be hidden from view by shrubbery, or other foliage or fence that otherwise satisfies the requirements hereof.
- (b) No wall or window air conditioning unit shall be permitted except with the prior written consent of the Architectural Committee.
- (c) No plumbing or heating vent shall be placed on the front side of the roof. All vents protruding from roofs shall be painted the same color as the roof covering.

Section 17. Satellite Dishes. No satellite dish will be allowed on any lot without the prior written approval of the Architectural Committee.

Section 18. Solar Collectors. No solar collectors shall be permitted without the prior written consent of the Architectural Committee and when allowed, shall be installed so as not to be visible from any street.

Section 19. Recreational vehicles. No boat, boat trailer, house trailer, horse trailer, trailer, camper, motor home or any similar items shall be stored on or at any lot for a period of time in excess of twenty-four (24) hours unless housed in a carport or garage, or otherwise screened so that it cannot be seen from the street or from adjacent and surrounding property.

Section 20. Commercial Trucks. No commercial truck, vehicle, or equipment shall be permitted to be parked or to be stored in open view on any place of any lot. This prohibition on parking shall not apply to temporary parking of trucks and commercial vehicles used for pickup and delivery.

Section 21. Remedies for Vehicle and Recreational Equipment Violations. Any such vehicle or recreational vehicle parked in violation of these or other regulations contained herein or in the rules and regulations now or hereinafter adopted by the Association may be towed by the Association at the sole expense of the owner of such vehicle or recreational equipment if it remains in violation for a period of twenty-four (24) hours. The Association shall not be liable to the owner of such vehicle or recreational equipment or trespass, conversion or otherwise, nor guilty of a criminal act by reason of such towing and neither its removal nor failure of the owner to receive any notice of said violation shall be grounds for relief of any kind.

Section 22. Vehicle Maintenance and Repair. No maintenance or repairs shall be performed on any vehicle upon any portion of the property, unless performed in a garage, except in an emergency situation. Notwithstanding the foregoing, all repairs to disassembled vehicles within the property must be completed within four (4) hours from its immobilization or the vehicle must be removed. Should the Association own any maintenance vehicles, it shall be allowed to maintain and store its maintenance vehicles on specific areas of the property designated by the Association.

Section 23. Clothes Lines. No clothing or other household fabrics shall be hung in the open on any lot or property unless the same is not visible from any adjoining property or public view.

OFFREC 130 586

Section 24. Mailboxes. The Architectural Committee will be responsible for the design and location of a uniform mailbox to be placed and used within each residential neighborhood.

Section 25. Transmission Equipment. No visible ham radios or radio transmission equipment shall be operated or permitted to be operated on any lot. No television or radio antennas shall be permitted on the property.

Section 26. No tree houses shall be permitted.

ARTICLE VI

EXCLUSIVE COMMON AREA

Section 1. Exclusive Common Area. Certain portions of the Common Area may be designated as Exclusive Common Area and reserved for the exclusive use or primary benefit of Owners and occupants of lots within a particular neighborhood or neighborhoods. By way of illustration and not limitation, Exclusive Common Areas may include entry features, recreational facilities, landscaped medians and cul-de-sacs, ponds and other portions of the Common Area within a particular neighborhood or neighborhoods. All costs associated with maintenance, repair, replacement, and insurance of an Exclusive Common Area shall be assessed as a Neighborhood Assessment against the Owners of lots in those neighborhoods to which the Exclusive Common Areas are assigned.

Initially, any Exclusive Common Area shall be designated as such and the exclusive use thereof shall be assigned in the deed by which the Declarant conveys the Common Area to the Association or on the plat or survey relating to such Common Area; provided, any such assignment shall not preclude the Declarant from later assigning use of the same Exclusive Common Area to additional lots and/or neighborhoods, so long as the Declarant has the right to subject additional property to this Declaration. Thereafter, a portion of the Common Area may be assigned as Exclusive Common Area of a particular neighborhood or neighborhoods and Exclusive Common Area may be reassigned upon the vote of members holding the

OFFREC 130 587

majority of the total of Class "A" votes in the Association, including a majority of the Class "A" votes within the neighborhood(s) to which the Exclusive Common Areas are assigned, if applicable, and within the neighborhood(s) to which the Exclusive Common Areas are to be assigned. As long as the Declarant owns any property described in Exhibit "A" for development and/or sale, any such assignment or reassignment shall also require the consent of the Declarant.

The Association may, upon approval of a majority of the members of the neighborhood committee or Board of Directors of the neighborhood(s) to which certain Exclusive Common Areas are assigned, permit owners of lots in other neighborhoods to use all or a portion of such Exclusive Common Areas upon payment of reasonable user fees, which fees shall be use to offset the Neighborhood Expenses attributable to such Exclusive Common Areas.

All costs associated with maintenance, repair and replacement of the Exclusive Common Areas shall be a Neighborhood Expense assessed as a Neighborhood Assessment solely against the lots within the neighborhood(s) to which the Exclusive Common Areas are assigned, notwithstanding that the Association may be responsible for performing such maintenance hereunder.

ARTICLE VII

MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every owner shall be a member of the Association. No owner, whether one or more persons, shall have more than one (1) membership per lot owned. If a lot is owned by more than one person, all co-owners shall be entitled to the privileges of membership; however, there shall be only one vote per lot. All such co-owners shall be jointly and severally obligated to perform the responsibilities of owners hereunder. The membership rights and privileges of an owner who is a natural person may be exercised by the member or the member's spouse. The membership rights of an owner which is a corporation, partnership or

other legal entity shall be exercised by the individual designated from time to time by the owner in a written instrument provided to the Secretary of the Association.

Section 2. Voting Rights. The Association shall have two (2) classes of membership, Class "A", as follows:

- (a) Class "A". Class "A" members shall be the owners with the exception of Class "B" members, if any.

Class "A" members shall be entitled to one (1) vote in the association of each lot owned. When more than one person is the owner of any lot, the vote for such lot shall be exercised as those persons or entities themselves determine and advise the secretary of the Association prior to any meeting. In the absence of such advice, the lot's vote shall be suspended in the event more than one person seeks to exercise it.

- (b) Class "B". Class "B" member shall be the Declarant and any successor Declarant who takes title for the purpose of development and sale, and who is designated as such in a recorded instrument executed by Declarant. The Class "B" member shall be a voting member and shall be entitled to cast the number of votes which are contained in the total of all Class "A" members, plus one (1) vote, until such time when Class "B" votes terminate and convert to Class "A" votes.

Class "B" membership shall terminate and become converted to Class "A" membership upon the happening of the earlier of the following:

- 1) When Class "A" members, other than the Declarant, owns seventy-five (75%) percent of the lots permitted by the Master Plan for property described in Exhibit "A"
- 2) January 1, 2006; or
- 3) When, at his discretion, the Declarant so determines, with the approval of any first mortgagee of Declarant, if necessary.

From and after the happening of these events, whichever occurs earlier, the Class "B"

OFFREC 130 589

member shall be deemed to be a Class "A" member. At such time, the Declarant shall call a meeting, as provided in the Bylaws of the Association for special meetings of the Association, to advise the membership of the termination of Class "B" status and to elect the members of the Board of Directors.

ARTICLE VIII

MAINTENANCE

Section 1. The Association's Responsibility. The Association shall maintain and keep in good repair the area of common responsibility, which shall include, but need not be limited to:

- (a) All landscaping and other flora, parks, ponds, structures and improvements, including any private street, bike and pedestrian pathway/trails, situated upon the common area;
- (b) Landscaping within public right-of-way within or abutting the Properties, and landscaping and other flora within any public utility easement within the Properties (subject to the terms of any easement agreement relating thereto);
- (c) Such portions of any additional property included within the area of common responsibility as may be dictated by this Declaration, any Supplementary Declaration, or any contract or agreement for maintenance thereof entered into by the Association;
- (d) All ponds, streams, and/or wetlands located within the Properties which serve as part of the drainage and storm water retention system for the Properties, including any retaining wall, bulkheads or dams (earthen or otherwise) retaining water therein or used in connection therewith; and
- (e) Any property and facilities owned by the Declarant and made available, on a temporary or permanent basis, for the primary use and enjoyment of the Association and its Members, such property and facilities to be identified by written notice from the Declarant to the Association and to remain a part of the area of common responsibility and be maintained by the Association until such time as Declarant revokes such privilege of use and enjoyment by written notice to the Association.

DEFREC 130 590

Except as provided above, the area of common responsibility shall not be reduced by amendment of this Declaration or any other means except with the prior written approval of the Declarant.

The Association may assume maintenance responsibility for property within any neighborhood, in addition to that designated by any supplementary declaration, either by agreement with the neighborhood or because, in the opinion of the board, the level and quality of service then being provided is not consistent with the community-wide standard. All costs of maintenance pursuant to this paragraph shall be assessed as a neighborhood assessment only against the lots within the neighborhood to which the services are provided. The provision of services in accordance with this Section shall not constitute discrimination within a class.

The Association may maintain other property which it does not own, including, without limitation, property dedicated to the public, if the Board of Directors determines that such maintenance is necessary or desirable to maintain the community-wide standard.

Except as otherwise specifically provided herein, all costs associated with maintenance, repair and replacement of the area of common responsibility shall be a common expense to be allocated among all lots as part of the Base Assessment, without prejudice to the right of the Association to seek reimbursement from the owner(s) of, or other persons responsible for, certain portions of the area of common responsibility pursuant to this Declaration, other recorded covenants, or agreements with the owner(s) thereof. All costs associated with maintenance, repair and replacement of Exclusive Common Areas shall be a neighborhood expense assessed as a neighborhood assessment solely against the lots within the neighborhood(s) to which the Exclusive Common Areas are assigned, notwithstanding that the Association may be responsible for performing such maintenance hereunder.

Section 2. Owners Responsibility. In accordance with this Declaration and any subsequent amendments thereto, all maintenance of a lot and all structures, and other improvements within a lot shall be the sole responsibility of the owner thereof who shall perform such maintenance in a manner consistent with this Declaration and the applicable

OFFREC 130-591

covenants; provided further, if this work is not properly performed by the owner, the Association may perform it and assess the owner as a special assessment; provided however, whenever entry is not required in an emergency situation, the Association shall afford the owner ten (10) days reasonable notice and an opportunity to cure the problem prior to entry; said notice to be not less than ten (10) days.

ARTICLE IX

COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 1. Purpose of Assessments. The assessments levied by the Association shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefits, and enjoyment of the owners and occupants in Tartan Pines, including maintenance of real and personal property, all as may be more specifically authorized by the board, including by way of example, but not limited to, the following: (a) the improvement and maintenance of the access easement and for provision of certain other services, (b) the procuring of services for the owners, including, but not limited to, maintenance and operation of common areas, areas of common responsibility, construction, repair or refinishing of any portion of an access easement, and such other services which may be approved by sixty-six (66%) percent of the owners of the neighborhood and (c) the repair of capital improvements on an access easement or common area. Notwithstanding the above restriction on use of funds for improvement and maintenance of the access easement or common area, the said funds, may to the extent of the excess of accumulated surplus over the total amount of regular assessments for the preceding year, be used for capital expenditures to benefit the access easement or common areas and fulfill the purposes of the Association.

Section 2. Creation of Lien and Personal Obligation for Assessments. There are hereby created assessments for Association expenses as the Board may specifically authorize from time to time. There shall be four types of assessments: (a) Base Assessments to fund Common Expenses for the general benefit of all lots; (b) Neighborhood Assessments for Neighborhood Expenses benefitting only lots within a particular Neighborhood or

OFFREC 130 592

Neighborhoods; and (c) Special Assessments as described herein; and (d) Benefited Assessments as described herein. Each Owner, by accepting a deed or entering into a recorded contract of sale for any portion of the Properties, is deemed to covenant and agree to pay these assessments.

All assessments, together with interest (at a rate not to exceed the highest rate allowed by Alabama law) as computed from the date the delinquency first occurs, late charges, costs, and reasonable attorney's fees, shall be a charge and continuing lien upon each lot against which the assessment is made until paid, as more particularly provided herein. Each such assessment, together with interest, late charges, costs and reasonable attorney's fees, also shall be the personal obligation to the person who was the owner of such lot at the time the assessment arose. Upon a transfer of title to a lot, the grantee shall be jointly and severally liable for any assessments and other charges due at the time of conveyance. However, no Mortgagee who obtains title to a lot by exercising the remedies provided in its Mortgage shall be liable for unpaid assessments which accrued prior to such acquisition of title.

The Association shall, upon request, furnish to any Owner liable for any type of assessment a certificate in writing signed by an Association officer setting forth whether such assessment has been paid. Such certificate shall be conclusive evidence of payment. The Association may require the advance payment of a reasonable processing fee for the issuance of such certificate.

Assessments shall be paid in such manner and on such dates as the Board may establish. If the Board so elects, assessments may be paid in two or more installments. Unless the Board otherwise provides, the Base Assessment and any Neighborhood Assessment shall be due and payable in advance on the first day of each fiscal year. If any Owner is delinquent in paying any assessments or other charges levied on his lot, the Board may require any unpaid installments of all outstanding assessments to be paid in full immediately.

No owner may exempt himself from liability for assessments, by non-use of Common Area, abandonment of his or her lot, or any other means. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off shall be claimed or allowed for any alleged failure of the Association or Board to take some action or perform some function required of it, or for inconvenience or discomfort arising from the making of repairs or improvements, or from any other action it takes.

During the Class "B" Control Period, Declarant may annually elect either to pay regular assessments on all of its unsold lots, notwithstanding the commencement date for assessments set forth herein, or to pay the difference between the amount of assessments collected on all other lots subject to assessment and the amount of actual expenditures by the Association during the fiscal year. Unless the Declarant otherwise notifies the Board in writing at least 60 days before the beginning of each fiscal year, the Declarant shall be deemed to have elected to continue paying on the same basis as during the immediately preceding fiscal year. The Declarant's obligations hereunder may be satisfied in the form of cash or by "in kind" contributions of services or materials, or by a combination of these.

The Association is specifically authorized to enter into subsidy contracts or contracts for "in kind" contribution of services, materials, or a combination of services and materials with Declarant or other entities for payment of Common Expenses.

Section 3. Computation of Base Assessment. At least 60 days before the beginning of each fiscal year, the Board shall prepare a budget covering the estimated Common Expenses during the coming year, including a capital contribution to establish a reserve fund in accordance with a budget separately prepared as provided herein.

The Base assessment shall be levied equally against all lots and shall be set at a level which is reasonably expected to produce total income for the Association equal to the total budgeted Common Expenses, including reserves. In determining the level of assessments, the Board, in its discretion, may consider other sources of funds available to the Association. In addition, the Board shall take into account the number of lots subject to assessment hereunder

OFFREC 130 594

on the first day of the fiscal year for which the budget is prepared and the number of lots reasonable anticipated to become subject to assessment during the fiscal year.

So long as the Declarant has the right unilaterally to annex additional property pursuant to Article XIV, the Declarant may, but shall not be obligated to, reduce Base Assessment for any fiscal year by payment of a subsidy (in addition to any amounts paid by Declarant hereunder), which may be either a contribution, an advance against future assessments due from the Declarant, or a loan, in the Declarant's discretion. Any such subsidy shall be conspicuously disclosed as a line item in the Common Expense budget and shall be made known to the membership. The payment of such subsidy in any year shall under no circumstances obligate the Declarant to continue payment of such subsidy in future years, unless otherwise provided in a written agreement between the Association and the Declarant.

The Board shall send a copy of the budget and notice of the amount of the Base Agreement for the following year to be delivered to each Owner at least 30 days prior to the beginning of the fiscal year for which it is to be effective. Such budget and assessment shall become effective unless disapproved at a meeting by Members holding at least 75% of the total Class "A" votes in the Association and by the Class "B" Member, if such exists. There shall be no obligation to call a meeting for the purpose of considering the budget except on petition of the Members as provided for special meetings in the Bylaws, which petition must be presented to the Board within ten (10) days after delivery of the notice of assessments.

If the proposed budget is disapproved or the Board fails for any reason to determine the budget for any year, then until such time as a budget is determined, the budget in effect for the immediately preceding year shall continue for the current year.

Section 4. Computation of Neighborhood Assessments. At least 60 days before the beginning of each fiscal year, the Board shall prepare a separate budget covering the estimated Neighborhood Expenses for each Neighborhood on whose behalf Neighborhood Expenses are expected to be incurred during the coming year. The Board shall be entitled to set such

OFFREC 1301595

budget only to the extent that this Declaration, any Supplemental Declaration, or the Bylaws specifically authorizes the Board to assess certain costs as a Neighborhood Assessment. Any Neighborhood may request that additional services or a higher level of services be provided by the Association, and in such case, any additional costs shall be added to such budget. Such budget shall include a capital contribution establishing a reserve fund for repair and replacement of capital items maintained as a Neighborhood Expense, if any, within the Neighborhood. Neighborhood Expenses shall be allocated equally among all lots within the Neighborhood benefited hereby and levied as a Neighborhood Assessment; provided, if so specified in the Supplemental Declaration applicable to such Neighborhood or if so directed by petition signed by a majority of the Owners within the Neighborhood, any portion of the assessment intended for exterior maintenance of structures, insurance on structures, or replacement reserves which pertain to particular structures shall be levied on each of the benefited lots in proportion to the benefit received.

The Board should cause a copy of such budget and notice of the amount of the Neighborhood Assessment for the coming year to be delivered to each owner of a lot in the Neighborhood at least 30 days prior to the beginning of the fiscal year. Such budget and assessment shall become effective unless disapproved by a majority of the owners of lots in the Neighborhood to which the Neighborhood Assessment applied. However, there shall be no obligation to call a meeting for the purpose of considering the budget except on petition of owners of at least 10% of the lots in such Neighborhood. This right to disapprove shall only apply to those line items in the Neighborhood budget which are attributable to services requested by the Neighborhood.

If the proposed budget for any Neighborhood is disapproved or if the Board fails for any reason to determine the budget for any year, then until such time as a budget is determined, the budget in effect for the immediately preceding year shall continue for the current year.

OFFREC-130 596

Section 5. Reserve Budget and Capital Contribution. The Board shall annually prepare reserve budgets for both general and Neighborhood purposes which take into account the number and nature of replacement cost. The Board may set a capital contribution in an amount sufficient to permit meeting the projected needs of the Association, as shown on the budget, with respect both to amount and timing by annual Base Assessments or Neighborhood Assessments, as appropriate, over the budget period.

Section 6. Special Assessments. In addition to other authorized assessments, the Association may levy Special Assessments from time to time to cover unbudgeted expenses or expenses in excess of those budgeted. Such Special Assessment may be levied against the entire membership, if such Special Assessment is for Common Expenses, or against the lots within any Neighborhood if such Special Assessment is for Neighborhood Expenses. Except as otherwise specifically provided in this Declaration, any Special Assessment shall require the affirmative vote or written consent of Members holding at least 51% of the total votes allocated to lots which will be subject to such Special Assessment, and the affirmative vote or written consent of the Class "B" Member, if such exists. Special Assessments shall be payable in such manner and at such times as determined by the Board and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved.

Section 7. Benefited Assessments. The Board shall have the power to specifically assess expenses of the Association against lots (a) receiving benefits, items, or services not provided to all lots within a Neighborhood or within the Properties that are incurred as a consequence of the conduct of less than all Owners, their licensees, invitees, or guests. The Association may also levy a Benefited Assessment against any lot to reimburse the Association for costs incurred in bringing the lot, or the Neighborhood in which such lot is located, into compliance with the provisions of the Declaration, any applicable Supplemental Declaration, the Articles, the Bylaws, and rules, provided the Board gives prior notice to the applicable Owners and an opportunity for a hearing.

OFFREC-130-597

Section 8. Lien for Assessments. The Association shall have a lien against each lot to secure payment of delinquent assessments, as well as interest, late charges (subject to the limitations of Alabama law), and costs of collection (including attorneys fees). Such lien shall be superior to all other liens, except (a) the liens of all taxes, bonds, assessments, and other levies which by law would be superior, and (b) the lien or charge of any first Mortgage of record (meaning any recorded Mortgage with first priority over other Mortgages) made in good faith and for value. Such lien, when delinquent, may be enforced by suit, judgement, and judicial or non-judicial foreclosure. Is it agreed that said lien may be filed of record in the Office of the Judge of Probate , Coffee County, Enterprise, Alabama or in such other appropriate office but failure to file record said lien shall in no way affect its validity.

The Association may bid for the lot at the foreclosure sale and acquire, hold, lease, mortgage, and convey the lot. While a lot is owned by the Association following foreclosures (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be levied on it; and (c) each other lot shall be charged, in addition to its usual assessment, its equal pro rata share of the assessment that would have been charged such lot had it not been acquired by the Association. The Association may sue for unpaid Common Expenses and costs without foreclosing or waiving the lien securing the same.

The sale or transfer of any lot shall not affect the assessment lien or relieve such lot from the lien for any subsequent assessments. However, the sale or transfer of any lot pursuant to foreclosure of the first Mortgage shall extinguish the lien as to any installments of such assessments due prior to such sale or transfer. A Mortgage or other purchaser of a lot who obtains title pursuant to foreclosure of the Mortgage shall not be personally liable for assessments on such lot due prior to such acquisition of title. Such unpaid assessment shall be deemed to be Common Expenses collectible from owners of all lots subject to assessment hereunder, including such acquirer, its successors and assigns.

OFFREC 130 598

Section 9. Date of Commencement of Assessments. The obligation to pay assessments shall commence as to each lot on the first day of the month following: (a) the month in which the lot is made subject to this Declaration, or (b) the month in which the Board first determines a budget and levies assessments pursuant to this Article, whichever is later. The first annual Base Assessment and Neighborhood Assessment, if any, levied on each lot shall be adjusted according to the number of months remaining in the fiscal year at the time assessments commence on the lot.

Section 10. Failure to Assess. Failure of the Board to fix assessment amounts or rates or to deliver or mail each owner an assessment notice shall not be deemed a waiver, modification, or a release of any Owner from the obligation to pay assessments. In such event, each Owner shall continue to pay Base Assessments and Neighborhood Assessments on the same basis as for the last year for which an assessment was made, if any, until a new assessment is made, at which time the Association may retroactively assess any shortfalls in collections.

Section 11. Exempt Property. The following property shall be exempt from payment of Base Assessments, Neighborhood Assessments, and Special Assessments:

- (a) All Common Area;
- (b) Any property dedicated to and accepted by any governmental authority or public utility; and
- (c) Property owned by any Neighborhood Association for the common use and enjoyment of its members, or owned by the members of a Neighborhood Association as tenants-in-common.

ARTICLE X

MORTGAGEE PROVISIONS

The following provisions are for the benefit of holders of first mortgages on residences in the Development. The provisions of this Article apply to both this Declaration and the Bylaws notwithstanding any other provisions contained therein.

Section 1. Notices of Action. An institutional holder, insurer or guarantor of a first mortgage, who provides a written request to the Association (such request to state the name and address of such holder, insurer, guarantor and the residence number, therefore becoming an "eligible holder"), will be entitled to timely notice of:

- (a) Any condemnation loss or any casualty loss which affects a material portion of the properties or which affects any residence on which there is a first mortgage held, insured, or guaranteed by such eligible holder;
- (b) Any delinquency in the payment of assessments or charges owed by and owner of a residence, subject to the mortgage of such eligible holder, where such delinquency has continued for a period of sixty (60) days; provided, however, notwithstanding this provision, any holder of a first mortgage, upon request, is entitled to written notice from the Association of any default in the performance by an owner of a residence of any obligation under the Declaration or Bylaws of the Association which is not cured within sixty (60) days;
- (c) Any lapse, cancellation, or material modification of any insurance policy maintained by the Association; or
- (d) Any proposed action which would require the consent of a specified percentage of eligible holders.

Section 2. Special FHLMC Provision. So long as required by the Federal Home Loan Mortgage Corporation, the following provisions apply in addition to and not in lieu of

OFFREC 130 600

the foregoing. Unless at least two-thirds (2/3) of the first mortgages or at least two-thirds (2/3) of the total Association vote entitled to vote thereon consent, the Association shall not:

- (a) By act or omission seek to abandon, partition, subdivide, encumber, sell, or transfer common area which the Association owns, directly or indirectly (the granting of easements for public utilities or other similar purposes consistent with the intended use of the common area shall not be deemed a transfer within the meaning of this subsection);
- (b) Change the method of determining the obligations, assessments, dues, or charges which may be levied against an owner of a residence (a decision, including contracts, by the board or provisions of any supplementary Declaration regarding assessments for neighborhoods or other similar areas shall not be subject to this provision where such decision or supplementary Declaration is otherwise authorized by this Declaration);
- (c) By act of omission, change, waive, or abandon any scheme of regulations or enforcement thereof pertaining to the architectural design or the exterior appearance and maintenance of residences and of the common areas (the issuance and amendment of architectural guidelines, standards, procedures, rules and regulations, or use restrictions shall not constitute a change, waiver, or abandonment within the meaning of this provision);
- (d) Fail to maintain insurance, as required by this Declaration; or
- (e) Use hazard insurance proceeds for any common area losses for other than the repair, replacement, or reconstruction of such property.

The first mortgagees may, jointly or singly, pay taxes or other charges which are in default in which may or have become a charge against the common area and may pay overdue premiums on casualty insurance policies or secure new casualty insurance coverage upon the lapse of any association policy and first mortgagees making such payments shall be entitled to immediate reimbursement from the Association.

Section 3. No Priority. No provision of this Declaration or the Bylaws gives or shall be construed as giving any owner or other party priority over any rights of the first mortgagee of any residence in the case of distribution to such owner of insurance proceeds or condemnation awards for losses to or a taking of the common area.

Section 4. Notice to Association. Upon request, each owner shall be obligated to furnish to the Association the name and address of the holder of any mortgage encumbering such owner's residence.

Section 5. Amendment by Board. Should the Veterans Administration, the Federal National Mortgage Association, or the Federal Home loan Mortgage Corporation subsequently delete any of their respective requirements which necessitate the provisions of this Article or make any such requirements less stringent, the board, without approval of the owners, may cause any amendments to this Article to be recorded to reflect such changes.

Section 6. HUD/VA Approval. As long as there is a Class "B" membership, the following actions shall require the prior approval of the Federal Housing Administration ("FHA") or the US Department of Veterans Affairs ("VA"), if either such agency is insuring or guaranteeing the mortgage on any lot: annexation of additional property other than that described on Exhibit "A", dedication of common area, mortgaging of common area, or any material amendment of this Declaration. If either FHA or VA is insuring or guaranteeing the mortgage on any lot, no portion of the common area may be mortgaged or conveyed unless at least sixty-seven (67%) of the total Class "A" members consent without regard to lots owned by the Declarant.

Section 7. Applicability of Article IX. Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, Bylaws, or Alabama law for any of the acts set out in this Article.

Section 8. Failure of Mortgagee to Respond. Any Mortgagee (or insurer or guarantor of a mortgage) who receives a written request from the board to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the mortgage within thirty (30) days of the date of the association's request.

ARTICLE XI

ASSOCIATION INSURANCE

OFFREC-150 602

Section 1. Association Insurance. The Association, acting through its Board or its duly authorized agent, shall obtain blanket "all-risk" property insurance, if reasonably available, for all insurable improvements on the Common Area to the extent that it has assumed responsibility for maintenance, repair and/or replacement in the event of a casualty. If blanket "all-risk" coverage is not generally available at reasonable cost, then fire and extended coverage, including coverage for vandalism and malicious mischief, shall be obtained. The face amount of the policy shall be sufficient to cover the full replacement cost of the insured property.

In addition, the Association may, upon request of a Neighborhood, and shall, if so specified in a Supplementary Declaration applicable to the Neighborhood, obtain and continue in effect adequate blanket "all-risk" property insurance if it is not generally available at reasonable cost, then fire and extended coverage may be substituted. Such coverage may be in such form as the Board of Directors deems appropriate. The face amount of the policy shall be sufficient to cover the full replacement cost of all structures to be insured. The costs thereof shall be charged to the owners of lots within the Benefited Neighborhood as a Neighborhood Assessment. All policies shall provide for a certificate of insurance to be furnished to each Member insured, to the Association, and to the Neighborhood Association, if any.

The Association also shall obtain a public liability policy on the Area of Common Responsibility, insuring the Association and its Members for damage or injury caused by the negligence of the Association or any of its members, employees, agents, or contractors while acting on its behalf. If generally available at reasonable cost, the public liability policy shall have at least a \$1,000,000.00 combined single limit as respects bodily injury and property damage and at least \$3,000,000.00 limit per occurrence and in the aggregate.

Except as otherwise provided above with respect to property within a Neighborhood, premiums for all insurance on the Area of Common Responsibility shall be Common Expenses and shall be included in the Base Assessment. However, premiums for insurance on Exclusive Common Areas may be included in the Neighborhood Assessment of the

Neighborhood(s) benefited unless the Board of Directors reasonably determines that other treatment of the premiums is more appropriate.

The policies may contain a reasonable deductible and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the insurance at least equals the coverage required hereunder. In the event of an insured loss, the deductible shall be treated as a Common Expense or a Neighborhood Expense in the same manner as the premiums for the applicable insurance coverage. However, if the Board reasonably determines, after notice and an opportunity to be heard in accordance with Article XIV herein, that the loss is the result of the negligence or willful conduct of one or more lot owners, then the Board may specifically assess the full amount of such deductible against such owner(s) and their lots pursuant to Article IX.

All insurance coverage obtained by the Board shall:

- (a) Be written with a company authorized to do business in Alabama which holds a Best's rating of A or better and is assigned a financial size category of IX or larger as established by A.M. Best Company, Inc., if reasonably available, or, if not available, the most nearly equivalent rating which is available.
- (b) Be written in the name of the Association as Trustee for the benefited parties. Policies on the Common Area shall be for the benefit of the Association and its members. Policies secured on behalf of a Neighborhood shall be for the benefit of the Neighborhood Association, if any, the Owners of lots within the neighborhood, and their Mortgagees, as their interests may appear.
- (c) Vest in the Board exclusive authority to adjust losses; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related to the loss.
- (d) Not be brought into contribution with insurance purchased by individual owners, occupants or their Mortgagees.
- (e) Have an inflation guard endorsement, if reasonably available. If the policy contains a co-insurance clause, it shall also have an agreed amount endorsement. The Association shall

OFFREC 130 604

arrange for an annual review of the sufficiency of insurance coverage by one or more qualified persons, at least one of whom must be in the real estate industry and familiar with construction in the Coffee County area.

- (f) The Board shall be required to use reasonable efforts to secure insurance policies containing endorsements that:
- i waive subrogation as to any claims against the Association's Board, officers, employees, and its manager, the Owners and their tenants, servants, agents, and guests;
 - ii waive the insurer's rights to repair and reconstruct instead of paying cash;
 - iii preclude cancellation, invalidation, suspension, or non-renewal by the insurer on account of any one or more individual Owners, or on account of any curable defect or violation without prior written demand to the Association to cure the defect or violation and allowance of a reasonable time to cure;
 - iv exclude individual Owner's policies from consideration under any "other insurance" clause; and
 - v require at least 30 days' prior written notice to the Association of any cancellation, substantial modification, or non-renewal.

The Association shall also obtain, as a Common Expense, worker's compensation insurance if and to the extent required by law, directors' and officers' liability coverage, if reasonably available, and flood insurance, if advisable.

The Association also shall obtain, as a Common Expense, a fidelity bond or bonds, if generally available at reasonable cost, covering all persons responsible for handling Association funds. The Board shall determine the amount of fidelity coverage in its best business judgement but, if reasonably available, shall secure coverage equal to not less than one-sixth of the annual Base Assessments on all lots plus reserves on hand. Bonds shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation and shall require at least 30 days' prior written notice to the Association of any cancellation, substantial modification or non-renewal.

OFFREC 130 605

Section 2. Owners Insurance. By virtue of taking title to a lot, each owner covenants and agrees with all other owners and with Association to carry blanket "all-risk" property insurance on its lot(s) and structures thereon providing full replacement cost coverage less a reasonable deductible, unless either the Neighborhood in which the lot is located or the Association carries such insurance (which they are not obligated to do hereunder).

Each owner further covenants and agrees that in the even of damage to or destruction of structures on or comprising his lot, he shall proceed promptly to repair or to construct in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Article IV of this Declaration. Alternatively, the owner shall clear the lot of all debris and ruins and maintain the lot in a neat and attractive, landscaped condition consistent with the Declaration, Bylaws and any Rules and Regulation of the Association. The Owner shall pay any costs which are not covered by insurance proceeds.

Additional recorded covenants applicable to any neighborhood may establish more stringent requirements regarding the standards for rebuilding or reconstructing structures on the lots within such neighborhood and the standards for clearing and maintaining the lots in the event the structures are not rebuilt or reconstructed.

Section 3. Damage and Destruction.

- (a) Immediately after damage or destruction to all or any part of the Properties covered by insurance written in the name of the Association, the Board of Directors or its duly authorized agent shall file and adjust all insurance claims and obtain reliable and detailed estimates of the cost of repair or reconstruction. Repair or reconstruction, as used in this paragraph, means repairing or restoring the property to substantially the condition in which it existed prior to the damage, allowing for changes or improvements necessitated by changes in applicable building codes.
- (b) Any damage to or destruction of the Common Area shall be repaired or reconstructed unless the Members holding at least 75% of the total Class "A" votes in the Association, and the Class "B" Member, if any, decide within 60 days after the loss not to repair or reconstruct.

OFFREC 130 606

If either the insurance proceeds or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not available to the Association within such 60-day period, then the period shall be extended until such funds or information are available. However, such extension shall not exceed 60 additional days. No Mortgagee shall have the right to participate in the determination of whether the damage or destruction to the Common Area or common property of a Neighborhood shall be repaired or reconstructed.

- (c) If determined in the manner described above that the damage of destruction to the Common Area or to the common property of a Neighborhood shall not be repaired or reconstructed and no alternative improvements are authorized, the affected property shall be cleared of all debris and ruins and thereafter shall be maintained by the Association or the Neighborhood, as applicable, in a neat and attractive, landscaped condition consistent with the Declaration, Bylaws, and any Rules and Regulations of the Association.

Section 5. Disbursement of Proceeds. Any insurance proceeds remaining after paying the costs of repair or reconstruction, or after such settlement as is necessary and appropriate shall be retained by and for the benefit of the Association or the Neighborhood, as appropriate, and place in a capital improvements account. This is a covenant for the benefit of Mortgagees and may be enforced by the Mortgagee of any affected lot.

Section 6. Repair and Reconstruction. If insurance proceeds are insufficient to cover the costs of repair or reconstruction, the Board of Directors shall, without a vote of the Members, levy Special Assessments against those lot owners responsible for the premiums for the applicable insurance coverage under Section 6 of Article IX.

ARTICLE XII

NO SECURITY

Neither Declarant nor the Board nor the Association shall provide any security or surveillance to protect the person or property of any owner or occupant, their licensees, invitees or guests and nothing in this Declaration, the Bylaws or Articles shall be construed to imply or infer or require the Declarant, Association or Board to supply or provide security and protection for any owner or occupant, their licensees, invitees, or guests.

ARTICLE XIII

NO PARTITION

Except as permitted in this Declaration or amendments hereto, there shall be no physical partition of any common area or any part thereof, nor shall any person acquiring an interest in any lot or property of the subdivision seek any such judicial partition of a common area or any part thereof. This Article shall not be construed to prohibit the Board of Directors from acquiring and disposing of tangible personal property nor from acquiring title to real property which may or may not be subject to this Declaration.

ARTICLE XIV

ANNEXATION AND WITHDRAWAL OF PROPERTY

1. Annexation without approval of Membership. At any time until December 31, 2010, Declarant may unilaterally annex to the provisions of this Declarant any adjoining property. Declarant also may unilaterally assign the right, privilege, and option to annex property to this Declaration which is herein reserved to the Declarant, provided that such transferee or assignee shall be the developer of at least a portion of the real property described in Exhibit "A".

Such annexation shall be accomplished by filing a supplementary Declaration annexing such property to the public records of Coffee County, Alabama. Such supplementary Declaration shall not require the consent of voting members, but shall require the consent of the owner of such property, if other than Declarant. Any such annexation shall be effective upon filing for record of such supplementary Declaration unless otherwise provided therein.
2. Withdrawal of Property. The Declarant reserves the right to amend this Declaration so long as it has a right to annex additional property pursuant to this Article, without prior notice and without the consent of any person, for the purpose of removing property then owned by the Declarant, its affiliates, or the Association from the coverage of this Declaration, to the extent originally included in error or as a result of any changes in the

CFRREC 130 608

Declarant's plans for the properties, provided such withdrawal is not unequivocally contrary to the overall, uniform scheme of development for the properties.

3. Acquisition of Additional Common Area. Notwithstanding any other provision contained in this Declaration, Declarant may convey additional real estate, improved or unimproved, located within the property described in Exhibit "A" and upon said conveyance or dedication to the Association said property shall be accepted by the Association, and thereafter shall be maintained by the Association at its expense for the benefit of all its members.
3. Amendment. This Article shall not be amended without the prior written consent of the Declarant, so long as Declarant owns any property described in Exhibit "A".

ARTICLE XV

ENFORCEMENT OF ASSOCIATION DECLARATION, BYLAWS, RULES, REGULATIONS, ETC.

Section 1. Enforcement. The board shall have the power to impose reasonable fines, which shall constitute a lien upon the property of the violation owner, and to suspend any owner's right to vote or any person's right to use the common area for violation of any duty imposed under the Declaration, the Bylaws, or any rules and regulations duly adopted hereunder; provided, however, nothing herein shall authorize the Association or the Board of Directors to limit ingress and egress to or from a lot. In the event that any occupant, guest or invitee of a lot violates the Declaration, Bylaws, or a rule or regulation and a fine is imposed, the fine shall first be assessed against the occupant; provided however, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, Bylaws, or any rule or regulation shall not be deemed a waiver of the right of the Board to do so thereafter. Decisions regarding enforcement shall be made by majority vote of the Board.

- (a) Notice. Prior to imposition of any sanction hereunder, the Board or its delegate shall serve the alleged violator written notice describing (i) the nature of the alleged violation, (ii) the proposed sanction to be imposed, (iii) a period of not less than 10 days within which the alleged violator may present a written request to the covenant committee, if any, or Board of Directors for a hearing; and (iv) a

statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within 10 days of the notice. If a timely challenge is not made, the sanction stated in the notice shall be imposed.

- (b) Hearing. If a hearing is requested within the allotted 10 day period, the hearing shall be held in executive session affording the alleged violator a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, Director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed. The Board of Directors or the covenants committee may, but shall not be obligated to, suspend any proposed sanction if the violation is cured within the 10 day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions of any rules by any person.
- (c) Appeal. Following a hearing before the covenants committee, the violator shall have the right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the manager, President, or Secretary of the Association within 15 days after the hearing date.
- (d) Additional Enforcement Rights. Notwithstanding anything to the contrary herein, the Association, acting through the Board of Directors, may elect to enforce any provision of the Declaration, the Bylaws, or the rules and regulations of the Association by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of perking rules and regulations) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the

OFFREC 130 610

procedure set forth above. In any such action, to the maximum extent permissible, the owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorney's fees actually incurred.

ARTICLE XVI

LITIGATION

Section 1. Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of 75% of the Members. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provision of this Declaration (including, without limitation, the foreclosure of liens); (b) the imposition and collection of assessments; (c) proceedings involving challenges to ad valorem taxation; or (d) counterclaims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendment is approved by the percentage of votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

ARTICLE XVII

DISPUTE RESOLUTION AND LIMITATION ON LITIGATION

Section 1. Agreement to Avoid Costs of Litigation and to Limit Right to Litigate Disputes. The Association, Declarant, all persons subject to this Declaration, and any person not otherwise subject to this Declaration who agrees to submit to this Article (collectively, "Bound Parties") agree to encourage the amicable resolution of disputes involving the Properties, and to avoid the emotional and financial costs of litigation if at all possible. Accordingly, each Bound Party covenants and agrees that all claims, grievances or disputes between such Bound Party and any other Bound Party involving the Properties, including, without

OFFREC-130 611

limitation, claims, grievances or disputes arising out of or relating to the interpretation, application or enforcement of the Declaration, the Bylaws, the Association rules, or Articles (collectively "Claim), except those claims authorized in Section 2 shall be resolved using the procedures set forth in Section 3 in lieu of filing suit in any court or initiating proceedings before any administrative tribunal seeking redress or resolution of such claim.

Section 2. Exempt Claims. The following claims ("Exempt Claims") shall be exempt from the provisions of Section 3:

- (a) Any suit by the Association against any Bound Party to enforce the provisions of this Declaration;
- (b) Any suit by the Association to obtain emergency relief or a temporary restraining order (or equivalent emergency equitable relief) and such other ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to enforce the provisions of Article IV, Article V and Article IX;
- (c) Any suit between owners in which the amount in controversy is less than \$10,000.00.
- (d) Any suit by the Association in which similar or identical claims are asserted against more than one Bound Party; and

Any Bound Party having an Exempt Claim may submit it to alternative dispute resolution procedures set forth in Section 3, but there shall be no obligation to do so. The submission of an Exempt Claim involving the Association to alternative dispute resolution procedures of Section 3 shall require approval of the Association.

Section 3. Mandatory Procedures for all other claim. All claims other than exempt claims shall be resolved using the following procedures:

- (a) Notice. Any Bound Party having a Claim ("Claimant") against any other Bound Party ("Respondent"), other than an exempt Claim, shall notify each Respondent in writing of the Claim (the "Notice"), stating plainly and concisely:

OFFREC-130 612

1. The nature of the Claim, including date, time, location, persons involved, and Respondent's role in the Claim;
2. The basis of the Claim (i.e., the provisions of this Declaration, the Bylaws, the Articles or rules or other authority out of which the Claim arises);
3. What Claimant wants Respondent to do or not to do to resolve the Claim; and
4. That Claimant wishes to resolve the Claim by mutual agreement with Respondent and is willing to meet in person with Respondent at a mutually agreeable time and place to discuss in good faith ways to resolve the Claim.

(b) Negotiation.

1. Each Claimant and Respondent (the "Parties") shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation.
2. Upon receipt of a written request from any Party, accompanied by a copy of the notice, the board may appoint a representative to assist the Parties in resolving the dispute by negotiation, if in its discretion it believes its efforts will be beneficial to the Parties and to the welfare of the community.

(c) Mediation.

1. If the Parties do not resolve the Claim through negotiation within 30 days of the date of the notice (or within such other period as may be agreed upon by the Parties) ("Termination of Negotiations"), Claimant shall have 30 additional days within which to submit the Claim to mediation under the auspices of a Dispute Resolution Center or Mediation Center or independent agency providing similar services upon which the Parties may mutually agree.
2. If Claimant does not submit the Claim to mediation within 30 days after termination of negotiations, Claimant shall be deemed to have waived the Claim, and Respondent shall be released and discharged from any and all liability to Claimant on account of such Claim; provided, nothing herein

shall release or discharge Respondent from any liability to persons not a Party to the foregoing proceedings.

3. If the Parties do not settle the Claim within 30 days after submission of the matter to the mediation process, or within such time as determined reasonable or appropriate by the mediator, the mediator shall issue a notice of termination of the mediation proceedings ("Termination of Mediation"). The Termination of Mediation notice shall set forth when and where the Parties met, that the Parties are at an impasse, and the date that mediation was terminated.
4. Each Party shall, within five days of the Termination of Mediation, make a written offer of settlement in an effort to resolve the Claim. The Claimant shall make a final written Settlement Demand ("Settlement Demand") to the Respondent. The Respondent shall make a final written Settlement Offer ("Settlement Offer") to the Claimant. If the Claimant fails to make a Settlement Demand, Claimant's original notice shall constitute the Settlement Demand. If the Respondent fails to make a Settlement Offer, Respondent shall be deemed to have made a "zero" or "take nothing" Settlement Offer.

(d) Final And Binding Arbitration.

1. If the Parties do not agree in writing to accept either the Settlement Demand, the Settlement Offer, or otherwise resolved the Claim within 15 days of the Termination of Mediation, the Claimant shall have 15 additional days to submit the Claim to arbitration in accordance with the rules of arbitration contained in Exhibit "B" or the Claim shall be deemed abandoned, and the Respondent shall be released and discharged from any and all liability to Claimant arising out of such Claim; provided, nothing herein shall release or discharge Respondent from any liability to persons not a Party to foregoing proceedings.

2. Subsection (d) is an agreement of the Bound Parties to arbitrate all Claims except exempt Claims and is specifically enforceable under the applicable arbitration laws of the State of Alabama. The arbitration award (the "Award") shall be final and binding, and judgment may be entered upon it in any court of competent jurisdiction to the fullest extent permitted under the laws of the State of Alabama.

Section 4. Allocation of Costs of Resolving Claims.

- (a) Each Party shall bear its own costs incurred prior to and during the proceedings described in Section 3 (a), (b), and (c), including the fees of its attorney or other representative. Each Party shall share equally all charges rendered by the mediator(s) pursuant to Section 3 (c).
- (b) Each Party shall bear its own costs (including the fees of its attorney or other representative) incurred after the Termination of Mediation under Section 3(c) and shall share equally in the costs of conducting the arbitration proceedings (collectively, "Post Mediation Costs"), except as otherwise provided in subsection 4 (c)).
- (c) Any award which is equal to or more favorable to Claimant than Claimant's Settlement Demand shall add such Claimant's Post Mediation Costs to the award, such costs to be borne equally by all Respondents. Any award which is equal to or less favorable to Claimant than Respondent's Settlement Offer to that Claimant shall also award to such Respondent its Post Mediation Costs, such costs to be borne by all such Claimants.

Section 5. Enforcement of Resolution. If the Parties agree to resolve any Claim through negotiation or mediation in accordance with Section 3 and any Party thereafter fails to abide by the terms of such agreement, or if the Parties fail to accept the award following arbitration and any Party thereafter fails to comply with such award, then any other Party may file suit or initiate administrative proceedings to enforce such agreement or award without the need to again comply with the

procedures set forth in Section 3. In such event, the Party taking action to enforce the agreement or award shall be entitled to recover from the non-complying Party (or if more than one non-complying Party, from all such Parties pro rata) all costs incurred in enforcing such agreement or award, including, without limitation, attorneys fees and court costs.

ARTICLE XVIII

GENERAL PROVISIONS

1. Term. The Covenants and Restrictions of this Declaration shall run with and be binding on the lots herein, and shall enure to the benefit of and shall be enforceable by the Association or the owner of any lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless it is agreed by at least seventy-five percent (75%) of the owners to alter or terminate the same after the respective ten (10) year periods.
2. Amendment.
 - (a) By Declarant. Until the first lot is conveyed by Declarant to a Purchaser, Declarant may unilaterally amend this Declaration for any purpose. Thereafter, the Declarant may unilaterally amend this Declaration if such amendment is (i) necessary to bring any provision into compliance with any applicable governmental statutes, rule, regulation, or judicial determination; (ii) necessary to enable any reputable title insurance company to issue title insurance coverage on the lots; (iii) required by an institutional or governmental lender or purchaser or mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase mortgage loans on the lots; (iv) necessary to enable any governmental agency or reputable private insurance company to insure mortgage loans on the lots; or (v)

OFFREC 130 616

otherwise necessary to satisfy the requirements of any governmental agency. However, any such amendment shall not adversely affect the title to any lot unless the owner shall consent thereto in writing. So long as the Declarant still owns property described in Exhibit "A" for development as part of the Properties, it may unilaterally amend this Declaration for any other purpose, provided the amendment has no material adverse effect upon any right of any owner.

- (b) By Owners. Thereafter and otherwise, this Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of 67% of the total Class "A" votes in the Association, and the consent of the Declarant, so long as the Declarant has an option to subject additional property to this Declaration pursuant to Article XIV. In addition, the approval requirements set forth in Article X hereof shall be met if applicable.

Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. To be effective, any amendment must be recorded in the public records of Coffee County, Alabama.

If an owner consents to any amendment to this Declaration or the Bylaws, it will be conclusively presumed that such owner has the authority so to consent, and no contrary provision in any Mortgage or contract between the owner and a Third Party will affect the validity of such amendment.

No amendment may remove, revoke, or modify any right or privilege of the Declarant without the written consent of the Declarant or the assignee of such right or privilege.

Any procedural challenge to an amendment must be made within six (6) months of its recordation. In no event shall a change of conditions or circumstances operate to amend any provisions of the Declaration on Bylaws.

- 3. Scrivener's Error. Notwithstanding the forgoing amendment provisions, the Declarant shall have the rights at any time within five (5) years from the date hereof to amend this Declaration to correct scrivener's errors and to clarify any ambiguities determined to exist

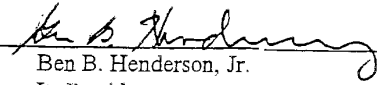
herein, or to change or add provisions to this Declaration for the purpose of meeting the requirements of governmental agencies, including but not limited to the Federal Housing Administration and the Veteran's Administration. Such amendment needs to be executed and acknowledged by the Declarant only, and need not be approved by the Association, owners, loaners, or mortgagees of lots, whether or not elsewhere required for amendments. No amendments shall alter the subordination provisions of the Declaration without prior approval of any mortgagee enjoying such protection.

4. Notices. Any notice required to be sent to any owner under the provisions of this Declaration shall be deemed to have properly sent when mailed by United States Mail, postage prepaid, to the street address of the lot owned by such owner or the address as it last appeared on the records of the Association.
5. Severability. Invalidation of any provision or provisions hereof by judgment or court order shall in no way affect any previous other provision, all of which shall remain in full force and affect.
6. Governing Law and Applicable Venue. Should any dispute or litigation arise between any of the Parties whose rights or duties are affected or determined by this Declaration, s the same may be amended from time to time, said dispute or litigation shall be governed by the laws of the State of Alabama. Exclusive venue of any such dispute or litigation shall be in the Circuit Court of Coffee County, Enterprise Division, Alabama.
7. Captions. The captions and titles of the various Articles and Sections in the Declaration are for convenience of reference only, and in no way defined, limit or describe the scope or intent of this Declaration.
8. Effective Date. This Declaration shall become effective upon its recordation in the Office of the Judge of Probate of Coffee County, Alabama.

WITNESS WHEREOF, the undersigned has duly executed this Declaration as of the date first above written.

TARTAN PINES DEVELOPMENT CO., INC.

BY: _____


Ben B. Henderson, Jr.
Its President

OFFREC 130 618

STATE OF ALABAMA
COUNTY OF COFFEE

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Ben B. Henderson, Jr., whose names as President of Tartan Pines Development Co., Inc., a corporation, are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal of office this 10 day of April,
2000.

[SEAL]

Desiree E. Cull
Notary Public, at Large
My Commission Expires: 9-5-2001

OFFREC 130 619

SPT Fee	6.00
Recording Fee	143.50
TOTAL	149.50

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
TARTAN PINES SUBDIVISION/GOLF COMMUNITY

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, is made this 12TH day of December by Tartan Pines Development Company, Inc., hereinafter referred to as the "Declarant";

WHEREAS, Declarant is the owner of certain real property in the City of Enterprise, Coffee County, Alabama which is more particularly described in those certain Plats recorded in the Office of the Judge of Probate, Enterprise, Alabama, Plat Book 3, Page 236 and Plat Book 3, Page 233.

WHEREAS, Declarant previously recorded Declaration of Covenants applying to Tartan Pines Golf Community recorded in Official Record Book 130, Page 563 in the Office of the Judge of Probate, Enterprise, Alabama and desires to amend those articles;

WHEREAS, Declarant may amend the above-referenced Declaration of Covenants pursuant to Article XVIII therein;

THEREFORE, let it be resolved as follows:

1. Section 14 entitled "Garages" under Article V is hereby amended so that a final sentence is added to this Section to read as follows: "In order to keep and maintain the aesthetic quality, integrity and character of Tartan Pines Golf Community, all homeowners and dwellers shall maintain their garage doors in the closed position at all times except for reasonable time periods necessary for usual and customary ingress and egress into the garage by motor vehicles."
2. Article IV, Section 2 & Section 5, paragraph (e): The last sentence of each paragraph is amended by striking "\$125.00" and adding the following language: Every member and/or owner shall pay a fee in the amount of \$50.00 for the review of the aforementioned plans and specifications. The member and/or owner may provide this fee in the form of in-kind contributions as may be approved by the Association.
3. Article V, Roman Numeral IV entitled "Rosemont Court," paragraph (c) is amended such that "2,000" square feet is stricken and substituted with "1,500" square feet.
4. Article IX, Section 3 is amended by adding the following at the end of the second paragraph which states: If an owner owns more than one lot, the Base Assessment shall be prorated on the basis of the number of lots owned. In determining the amount of the Base Assessment for such an owner, the Association may allow in-kind contributions as a substitute for cash contributions to pay the Base Assessment.

Original given to Healdie Sam on 11-1-01

~ CJP

ALL OTHER COVENANTS, CONDITIONS AND RESTRICTIONS OF THE DECLARATION OF COVENANTS REFERRED TO ABOVE REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

TARTAN PINES DEVELOPMENT CO., INC.

BY: Ben B. Henderson, Jr.
Ben B. Henderson, Jr.
Its President

STATE OF ALABAMA
COUNTY OF COFFEE

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Ben B. Henderson, Jr., whose name as President of Tartan Pines Development Co., Inc., a corporation, are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my and seal of office this the 30 day of October 2001.

[SEAL]

[Signature]
Notary Public
My Commission Expires: 8-28-04

Recording Fee 15.00, TOTAL 15.00