

STATE OF ALABAMA

MADISON COUNTY

SUPPLEMENTAL DECLARATION
OF
DEFORD MILL ESTATES

888-115
STATE OF ALA. MADISON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON:

95 DEC 30 AM 10:42

RECORDED & 3 - MTG TAX
& 3 - DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT
Frank H. Ruscick
JUDGE OF PROBATE

WHEREAS heretofore on the 8th day of April, 1992, the undersigned Hampton Community, Inc., an Alabama Corporation as Declarant, did promulgate and file for record Declaration of Protective Covenants for Hampton Cove, a planned residential community, which said Declaration of Protective Covenants are recorded in Deed Book 789, page 182, Office of the Judge of Probate of Madison County, Alabama.

WHEREAS, Article X, Section 1. of said declaration of Protective Covenants of Hampton Cove provides that the Declarant may subject additional parcels of real property described in Exhibit "C" of said Declaration and may promulgate Special Parcel Use Restrictions for such additional parcels of real property platted within Hampton Cove by the filing of such use restrictions in the Office of the Judge of Probate of Madison County, Alabama as provided for in Article VI, Section 29 of said Declaration of Protective Covenants.

NOW THEREFORE, pursuant to the provisions of said Article X, Section 1 and Article VI, Section 29 of the Declaration of Protective Covenants of Hampton Cove as the same are recorded in the Office of the Judge or Probate of Madison County, Alabama, the undersigned, Hampton Community, Inc., an Alabama Corporation does by these presents add Parcel Number 67, DEFORD MILL ESTATES, and does make and promulgate the following use restrictions pertaining to the use and enjoyment of all the lots of DEFORD MILL ESTATES, according to the plat of said subdivision shown of record in the Office of the Judge of Probate of Madison County, Alabama in Plat Book 34, page 30,31. The use restrictions described in this instrument are to be in conjunction with the use restrictions as described in said Declaration of Protective Covenants of Hampton Cove, but not in derogation thereof.

1. All dwellings and permitted accessory buildings constructed on the lots of said subdivision shall have an exterior of at least 65% (with not less than 25% brick or stone on any one side of building) masonry brick or stone construction, including gable ends. The purpose of this provision is to restrict construction that has only siding on any given side thereby creating additional architectural interest.

2. All dwellings shall have side or rear entry garages.

3. Roofs of dwellings constructed on all of said lots shall be of regular or architectural grade shingles, with a minimum of 6/12 roof pitch.

4. Dwellings constructed on the lots of said subdivision shall have at least 2,800 square feet of heated area, except Lots 60, 61, 62, 64, 65, 76, 107, 109, 110, and 111, shall have at least 3,000 square feet of heated space.

5. All chimneys that are on the exterior wall must have brick or stone on the three exterior sides of the chimney. All interior chimneys may have a siding or stucco product on all four sides of the chimney.

6. No fence or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the community, including any residence, without the prior written consent of the Board or its designee. Fence will be compatible with the home and have architectural interest. Flat wood fence with in relief will not be approved. No fence will be higher than 6 feet from the final ground level to the top of the fence. The exterior side of the fence has to be finished, specifically the structural characteristics must be covered. Within the construction of the fence there must be some brick or stone masonry, and stone or brick is the preferred material to use at the corner posts. No roughsawn board of any kind will be used in the fence. All wood will be painted or opaque stained and maintained in a satisfactory manner. No chain link fence will be allowed within the subdivision. Fences, regardless of construction, will not be permitted any nearer to front lot line than the rear most corner of the dwelling.

7. Dwellings located on corner lots 64, 65, 76 and 107, shall be turned at an angle from the side lot lines. The angle will be approximately 45° and will be approved by the architectural control committee.

The above described use restrictions are in addition to those use restrictions pertaining to Hampton Cove as recorded in Deed Book 789, page 182, Office of the Judge of Probate of Madison County, Alabama and shall run with the land and become binding upon all the owners of lots embraced within DEFORD MILL ESTATES, their heirs, successors and assigns.

Enforcement of the above described additional use restrictions shall be in the same manner and direction as described in the Declaration of Protective Covenants of Hampton Cove as described above.

IN WITNESS WHEREOF, the undersigned Hampton Community, Inc., an Alabama Corporation has caused this instrument to be executed on this the 19th day of December, 1996.

HAMPTON COMMUNITY, INC.
an Alabama Corporation

BY: _____

President

STATE OF ALABAMA

COUNTY OF MADISON

Before me, the undersigned authority, this day personally appeared Jeffrey M. Enfinger whose name as PRESIDENT of Hampton Community, Inc., an Alabama Corporation is signed to the foregoing instrument and who is known to me, acknowledged before me that, on being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date in his capacity as such officer and for the act of said corporation.

This the _____ day of December, 1996.

Mitzi Robinson
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

George K Williams
200 Clinton Ave West
Huntsville, AL 35801