

0791 0583

20465  
APR 15 1992

STATE OF ALABAMA

MADISON COUNTY

SUPPLEMENTAL DECLARATION  
OF  
GRANDE HIGHLANDS  
SUBDIVISION

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, and amended by instrument dated April 9, 1992, and recorded in Deed Book 789, Page 398, Office of the Judge of Probate of Madison County, Alabama. And,

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 of Probate of Madison County, Alabama, the undersigned, Hampton Community, Inc., an Alabama Corporation, does by these presents add Parcel Number 8, GRANDE HIGHLANDS Subdivision and does make and promulgate the following use restrictions pertaining to the use and enjoyment of all the lots of GRANDE HIGHLANDS Subdivision according the plat of said subdivision shown of record in the Office of the Judge of Probate of Madison County, Alabama, in Plat Book 26, Page 97. 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.

7.50  
1.00  
2  
1.00  
9.76

1. All dwellings and permitted accessory buildings constructed on the lots of said subdivision shall have an exterior of at least 80% masonry brick or stone construction, including gable ends, if any, EXCEPT Lots 1 and 67 which shall have at least 90% masonry brick or stone construction.

2. All dwellings shall have side or rear entry garages. No front entry garages will be permitted EXCEPT the Architectural Control Committee of Hampton Cove may permit a different garage

entry if topographical conditions warrant the same in the discretion of said committee. 0791 0584

3. Roofs of dwellings constructed on all of said lots shall be of regular or architectural grade shingles.

4. Dwellings constructed on the lots of said subdivision shall have at least 2,800 square feet of heated area EXCEPT Lots 1 and 67, which shall have at least 3,500 square feet of heated area.

5. All chimneys of dwellings constructed on all the lots of said subdivision shall be of brick or stone construction only.

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 no 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 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.

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 Probate Judge of Madison County, Alabama, and shall run with the land and become binding upon all the owners of lots embraced within Grande Highlands Subdivision, their heirs, successors and assigns.

Enforcement, modification, and administration, 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.

0791 0585

IN WITNESS WHEREOF, the undersigned Hampton Community, Inc., an Alabama Corporation has caused this instrument to be executed on this the 15 day of MAY, 1992.

HAMPTON COMMUNITY, INC.  
An Alabama Corporation

BY: [Signature]  
Its: President

STATE OF ALABAMA

MADISON COUNTY

Before me, the undersigned authority, this day personally appeared SEFF EDINGER 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 as and for the act of said corporation.

This the 15<sup>th</sup> day of MAY, 1992.

[Signature]  
Notary Public  
My commission expires: 11/17/92

This instrument prepared by:  
George K. Williams, Esq.  
WATSON, GAMMONS & FEES, P.C.  
200 Clinton Avenue West, Suite 800  
P. O. Box 46  
Huntsville, AL 35804  
(205) 536-7423

STATE OF ALABAMA MADISON COUNTY PROBATE OFFICE

I hereby certify that the foregoing instrument was filed for record in the office on 5-15-92 at 9:55 o'clock A. M. and duly recorded

Deed Tax \_\_\_\_\_ Mortgage Tax \_\_\_\_\_ FRANK H. RIDDICK, Judge of Probate