

968-778

STATE OF ALABAMA
COUNTY OF MADISON

STATE OF ALA. MADISON CO
I CERTIFY THIS INSTRUMENT
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PD. ON THIS INSTRUMENT

Frank H. Rieck
JUDGE OF PROBATE

SUPPLEMENTAL DECLARATION
OF
STONELEIGH TERRACE, SEVENTH ADDITION

WHEREAS herefore on the 8th day of April, 1992, the undersigned Hampton Community, Inc., an Alabama Corporation, as Declarant, did promulgate and file for record that certain 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 subsequently amended in Deed Book 789, Page 398 & Deed Book 826, Page 585), 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 91, STONELEIGH TERRACE, SEVENTH ADDITION, and does make and promulgate the following use restrictions pertaining to the use and enjoyment of all the lots of STONELEIGH TERRACE, SEVENTH ADDITION, 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 40, Page, 11. 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, as amended, but not in derogation thereof.

1. All homes constructed within the subdivision shall have a uniform mailbox, the design of which will be furnished by the Declarant.
2. Each owner of a lot within the subdivision shall automatically become a member of the Stoneleigh Terrace Homeowners Association, a non-profit corporation, and also shall automatically become a member of Hampton Cove Owners Association, and shall be bound by the by-laws, rules and regulations of each said association. In the event of a conflict, Hampton Cove Owners Association By-Laws, Rules and Regulations shall govern.

3. All dwellings and permitted accessory buildings constructed on the lots of said subdivision shall have an exterior of at least 80% brick or rock construction. All four elevations of each building shall be at least 50% brick or rock. Buildings constructed on lots having an elevation facing the boulevard, golf course and lake sides of the subdivision shall have a minimum of 80% brick on the elevation side facing such boulevard, golf course, and lake.
4. Roofs of dwellings constructed on all of said lots shall be of architectural grade shingles and shall have a roof pitch of 8/12. The color of roof shingles must be approved and must be uniform color as designated by the Board of Directors of Hampton Cove Owners Association or its designee.
5. All dwellings shall have garages at the rear of lot. Garages may be detached or attached to dwelling. If the garage is detached, then the roof must be of hip design and a 5/12 or 6/12 pitch.
6. Dwellings constructed on lots of said subdivision shall have at least 2,000 square feet of heated area.
7. No fence or fencing type barrier of any kind shall be placed, erected, allowed or maintained upon any portion of the subdivision, including any residence, without the prior written consent of the Board of Directors of Hampton Cove Owners Association, or its designee. If the fence is painted, the color must be approved by the Architectural Control Committee. Wrought iron fences with brick columns will be permitted on lots adjoining the golf course and lake. No wood fencing will be permitted. Each dwelling shall have a six foot high wall from rear of dwelling to the rear lot line along the zero lot line.
8. 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.
9. All dwellings constructed on lots of the subdivision shall have a minimum of a one foot setback on one side and a 12 foot setback on the other side of the lot. Those lots adjoining the boulevard as shown on the record plat shall have a minimum side setback of 25 feet along the boulevard.
10. There shall be a five foot maintenance easement along each lot line that has a twelve foot setback. Said maintenance easement shall serve the adjoining lot for maintenance of the dwelling located thereon and such easements for maintenance shall run with the land. Roof overhang shall not be considered to be an encroachment on the adjoining property if the overhang is two feet or less.
11. Homes in Stoneleigh Terrace, Seventh Addition, may have either a front side entry garage (carriage entry) or rear entry garage. All corner and end lots must have rear entry garage.

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, Madison County, Alabama, as amended, and shall run with the land and become binding upon all the owners of lots embraced within STONELEIGH TERRACE, SEVENTH ADDITION, 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.

The Declarant reserves the right to add additional property to the Stoneleigh Terrace Homeowners Association, a non-profit corporation.

IN WITNESS WHEREOF, the undersigned Hampton Community, Inc., an Alabama Corporation has caused this instrument to be executed on this the 20 day of April, 2000.

HAMPTON COMMUNITY, INC.
An Alabama Corporation

By: [Signature]
Its: President

STATE OF ALABAMA

COUNTY OF MADISON

Before me, the undersigned authority, this day personally appeared JOHN W. HAYS, 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 same bears date in his capacity as such officer and for the act of said corporation.

This the 20 day of April, 2000.

[Signature]
NOTARY PUBLIC