

PINE RIVER ADDITIONAL CONDITIONS
AND RESTRICTIONS TO RUN WITH THE LAND

WHEREAS, Lloyd M. Hardie and Charles C. Hardie were the owners of all lots and the undeveloped portion of the subdivision known as "Pine River Estate", recorded in Plat Book "K", Page 47, Probate Office, Etowah County, Alabama, and,

WHEREAS, Lloyd M. Hardie and Charles C. Hardie are still the owners of Lots 1, 2, 3, 5 and 6, together with the undeveloped portion of the subdivision known as "Pine River Estates", and,

WHEREAS, on March 8, 1996, there were certain restrictive covenants and conditions placed on the subdivision known as "Pine River Estates" which are recorded in Misc. Book 335, Page 169, Probate Office, Etowah County, Alabama, and,

WHEREAS, Lloyd M. Hardie and Charles C. Hardie wish the said restrictive covenants recorded in Misc. Book 335, page 169, continue to apply to all of the lots in said subdivision, and also apply to the undeveloped portion of the subdivision still owned by the undersigned, and,

WHEREAS, Lloyd M. Hardie and Charles C. Hardie wish to further restrict the use of Lots 1, 2, 3, 5 and 6, Pine River Estates, plus the undeveloped portion of the subdivision.

NOW, THEREFORE, the said Lloyd M. Hardie and Charles C. Hardie declare and impose the following conditions and restrictions hereinafter set out on Lots 1, 2, 3, 5, 6 plus the undeveloped portion of the subdivision known as "Pine River Estates", recorded in Plat Book K, page 47:

All of those conditions and restrictions recorded in Misc. Book 335, Page 169, PLUS THE FOLLOWING:

11. Any detached structure from the main building on any lot or land shall be constructed of like quality and material, and with similar appearance and design as the main structure.

12. A camper shall be allowed to remain on the property only on a temporary basis, and shall not be used during said period for living purposes or as a dwelling house on the property.

13. All building material, equipment, rock, gravel, etc., must be remain on the lot for which it is to be used, and shall not be stored or deposited on any other lot or property.

14. No modular homes, no log cabins, or construction of inferior quality shall be permitted in the subdivision.

15. That these restricted covenants and those contained in Misc. Book 335, page 169, shall run with the land.