

EXHIBIT "A"

PROCEDURE FOR

ARCHER'S BEND SUBDIVISION

2006 370  
Recorded in the Above  
DEED Book & Page  
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1. An Architectural Review Committee shall be established for the Archer's Bend Subdivision, in writing. Concurrence by a majority of the committee shall be binding and final. This committee will consist of Howell Keith Henderson, Harold Quick and Joe Paul Abbott, or such other persons the committee may designate.
2. When a builder or lot owner develops a house plan either for pre-sale or speculation, he shall deliver two copies to the Architectural Review Committee.
3. House plan submitted for review shall include:
  - a. Detailed architectural drawings such as are generally acceptable to lending institutions for purposes of making loans.
  - b. Elevations indicating grade and material.
  - c. Site plan indicating setback requirements and proposed house location and depth.
4. No clearing or other site construction may be started before plans are approved in writing.
5. Approved plans for a particular lot are good for that only.
6. The Archer's Bend Subdivision Home Owners' Association will be successor to the Architectural Control Committee to properly carry out and monitor the purpose and design of all covenants and restrictions.
7. Outdoor dog houses, freestanding play houses, and tree houses will be subject to approval by the Architectural Review Board.
8. Burglar bars or doors, including wrought iron doors are not permitted.
9. Storm doors and screen doors on the front of any dwelling must be painted to match the trim color of the home.
10. Appropriate window treatments shall be used on all windows. All blinds, drape backings or shades must be of a white or off-white color.
11. Bird feeders, bird baths, fountains, reflectors, freestanding flag poles, statues, lawn sculptures, lawn furnishings, wood carvings, artificial plants, clotheslines, vegetable and/or herb gardens, plaques or home craft of any type shall not be placed on the front or side yard of any lot. Such items may be located on the rear yard so long as the same are not visible from the street.
12. Remodeling and additions to existing improvements shall follow the same criteria as new construction.
13. The Developer reserves the right to make any road or other improvements abutting on said property to change the present road or street grades, if necessary, without liability to the purchaser or assigns for any claim or damages.
14. All fences shall be uniform and comply with specifications as approved by KJH. Chain link or wire fences are not permitted. No fencing or walls shall extend nearer the street than the front line of the home or adjoining home, nor exceed six feet six inches (6'6") in height, with all wood sections not closer the ground than four (4) inches.
15. All mailboxes shall be uniform and comply with the specifications as approved by KJH.


16. No dwelling, outbuilding, buildings, garages or servants houses shall be erected or begun on said lots without plans, specifications, architectural drawings, grades and location thereof having first been delivered to and approved in writing by the Architectural Review Board and the City of Pell City, Alabama.
17. No window mounted heating or air conditioning units are allowed.
18. Play equipment shall be located where it will have a minimum visual impact. Basketball goals shall be mounted on black poles and have clear plexiglass or acrylic backboards. Metal play equipment should be painted to blend with the surrounding environment.

ACCEPTANCE:

DATE \_\_\_\_\_

PURCHASER \_\_\_\_\_

SELLER/BUILDER

  
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