

EXHIBIT B

CONSTRUCTION AND MAINTENANCE REQUIREMENTS  
NEW CONSTRUCTION

2006 372  
Recorded in the Above  
DEED Book & Page  
01-10-2006 03:21:02 PM

- Roofing: Certaineed Patriot 30 YR or approved equal. No tile or metal roofing.
- Windows: Moss No. 1940 Double Hung Vinyl or Equal
- Mailbox: As selected by developer. All mailboxes to be the same, no exceptions. Mailboxes to be installed by vendor at owner or contractor's expense.
- Storage or Out Buildings: All buildings shall be no closer than 25 feet from side or rear lot lines nor beyond rear home building line.
- Set Backs: Front 35' minimum, 45' maximum  
Side 15'
- Landscaping and Lighting: Subject to architectural control and approval
- Fencing: Wood or colored chain link (black or brown) not to extend beyond rear building line. Other request beyond this will be submitted to architectural control committee for review.
- Driveways: Piping and drainage approved by building inspector and maintained by lot owner. Lot owner and/or contractor are responsible for connecting to existing infrastructure (sidewalks and curbs) in a smooth transition not to disturb existing layout and elevations.
- Property Maintenance: **Unimproved:** Maintained to a maximum height of 2 feet to within 40 feet of all lot lines.  
**Improved:** Sod or grass on front and sides to cut regularly. Natural areas to be maintained to a maximum height of 2 feet and all deadfall removed regularly.
- Maintenance During Construction:
1. Port O Let present and maintained.
  2. Trash containers present and maintained.
  3. Construction debris removed daily from adjoining property and common areas.
  4. No parking on curbs or sidewalks by workers or others.
  5. Silt fence and appropriate storm water and erosion practices maintained by lot owner and/or contractor for duration of construction.
  6. Damage to any common area or property is to be repaired by lot owner and/or contractor and said repair is to be made before occupancy.
  7. **ABSOLUTELY NO CONCRETE TRUCK WASH OUT ALLOWED WITHIN SUBDIVISION.**

EXHIBIT C

2006 373  
Recorded in the Above  
DEED Book & Page  
01-10-2006 03:21:02 PM  
Wallace Wyatt Jr - Probate Judge  
Clair County, Alabama

COMMON AREA DESIGNATIONS AND REQUIREMENTS

Maintenance of common areas will be done on a timely basis and paid for by the association and developers. At such time as 70% of the lots in subdivision have sold, the association will assume full responsibility for maintenance.

Association dues will be \$30 per month until such time as association assumes control. In lieu of increased association dues, the association and/or developer may offset costs by assessments. At the closing of all lots, an annual payment of dues will be escrowed and then billed monthly after the first twelve months.

A separate account will be maintained by the developer and open for review to all lot owners until such time as the association takes full responsibility for account management. The developer will keep adequate records of all revenue and expenses of the account.

COMMON AREAS:

1. Landscaping, sprinkler systems and lighting at entrance and pavilion.
2. Pavilion and all amenities.
3. Curb, gutter and sidewalk other than that deemed city responsibility.
4. All street signs, entrance signs and lighting.
5. Paving at park or any other paving not deemed to be city responsibility.

Book/Pg: 2006/367  
Term/Cashier: S RECORD1 / LeeD  
Tran: 3452.87674.133207  
Recorded: 01-10-2006 15:21:56  
CER Certification Fee 1.00  
PJF Special Index Fee 5.50  
REC Recording Fee 21.00  
Total Fees: \$ 27.50