

Judge Greene Place Lot Prices as of Today

Lot 1	SOLD	Lot 29	SOLD
Lot 2	SOLD	Lot 30	\$45,900
		1043 Judge Greene Place Rd	
Lot 3	SOLD	Lot 31	SOLD
Lot 4	SOLD	Lot 32	\$45,900
		911 Judge Greene Place Rd	
Lot 5	SOLD	Lot 33	\$45,900
		845 Judge Greene Place Rd	
Lot 6	SOLD	Lot 34	\$45,900
		779 Judge Greene Place Rd	
Lot 7	SOLD	Lot 35	\$45,900
		713 Judge Greene Place Rd	
Lot 8	SOLD	Lot 36	\$39,900
		647 Judge Greene Place Rd	
Lot 9	SOLD	Lot 37	\$39,900
		581 Judge Greene Place Rd	
Lot 10	COMMON SPACE	Lot 38	\$39,900
2363 Judge Greene Place Rd		515 Judge Greene Place Rd	
Lot 11	SOLD	Lot 39	\$39,900
		449 Judge Greene Place Rd	
Lot 12	\$49,900	Lot 40	\$39,900
2231 Judge Greene Place Rd		383 Judge Greene Place Rd	
Lot 13	\$49,900	Lot 41	SOLD
2165 Judge Greene Place Rd			
Lot 14	\$49,900	Lot 41A	SOLD
2099 Judge Greene Place Rd			
Lot 15	\$49,900	Lot 42	\$30,900
2033 Judge Greene Place Rd		167 Judge Greene Place Rd	
Lot 16	SOLD	Lot 42A	SOLD
Lot 17	\$49,900	Lot 43	SOLD
1901 Judge Greene Place Rd			
Lot 18	SOLD	Lot 43A	SOLD
Lot 19	SOLD	Lot 44	SOLD

Lot 20	SOLD	Lot 44A	SOLD
Lot 21	SOLD	Lot 45	SOLD
Lot 22 1571 Judge Greene Place Rd	\$45,900	Lot 45A	SOLD
Lot 23 1505 Judge Greene Place Rd	COMMON SPACE	Lot 46	SOLD
Lot 24	SOLD	Lot 46A	SOLD
Lot 25	SOLD	Lot 47	COMMON SPACE - SOLD
Lot 26 1307 Judge Greene Place Rd	\$45,900	Lot 48	SOLD
Lot 27 1241 Judge Greene Place Rd	\$39,900	Lot 49	SOLD
Lot 28	SOLD		

1812 S Main St.
Atmore, AL 36502
251.368.1063
www.phdrealty.com

phd

REALTY, LLC.

Judge Greene Home Builders

Michael Moss
Mike Moss Construction
205 Dogwood Hills Lane
Gallion, AL 36742
334-654-4601

Stacey Huges, VP
Hughes Construction
Hughesconstructionservices.com
11083 E. Hwy 27 Ozark, Al.
334-795-8100

Bob Summerville
Summerville Construction Company
Faunsdale, AL
334-546-2735

LEGEND

These circled symbols may be found in the drawing.

- FOUND CORNER
- SET CAPPED REBAR
- CONC. MONUMENT
- OPEN PIPE
- CAPPED PIPE
- IRON CONTROL
- POINT OF CURVATURE/POINT OF TANGENCY
- POWER POLE
- WATER METER
- DEED LINE/LOT LINE
- QUARTER LINE
- APOD RIGHT-OF-WAY (NOTH VARIES)
- ALL PURPOSE EASEMENT LINE
- EXISTING SHADOLINE (ELEVATION 77)
- EXISTING POWER LINE
- EXISTING WETLANDS

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- AC ACRES
- R/W RIGHT-OF-WAY
- SEC SECTION
- T TOWNSHIP
- R RANGE

I, Amy Davis, Provisional of Judge Green Place, LLC, have caused the land contained in the within title to be surveyed, laid out and plotted as by known as Judge Green Place Subdivision Phase 1, a part of Hale County, Alabama.

Date: _____ Day: _____

Survey Name: _____ Date: _____

My commission expires: 03/31/2024

HALE COUNTY HEALTH DEPARTMENT

The lands on this plan are subject to approval or denial by the Hale County Health Department. This approval may contain certain conditions pertaining to the health and sewer treatment systems that would result from the use of the lots or other property-related requirements and reporting requirements. These conditions are on file with the Hale County Department and are made a part of this plan as if set out herein.

Hale County Health Department Date: _____

No Subdivision Regulations. Therefore this signature is for recording purposes only.

Hale County Engineer Date: _____

STATE OF ALABAMA HALE COUNTY

I hereby certify and state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Witness my hand and seal this 22nd day of May, 2024.

I, David McCreary, Alabama Registration No. 16465

Plot Name:

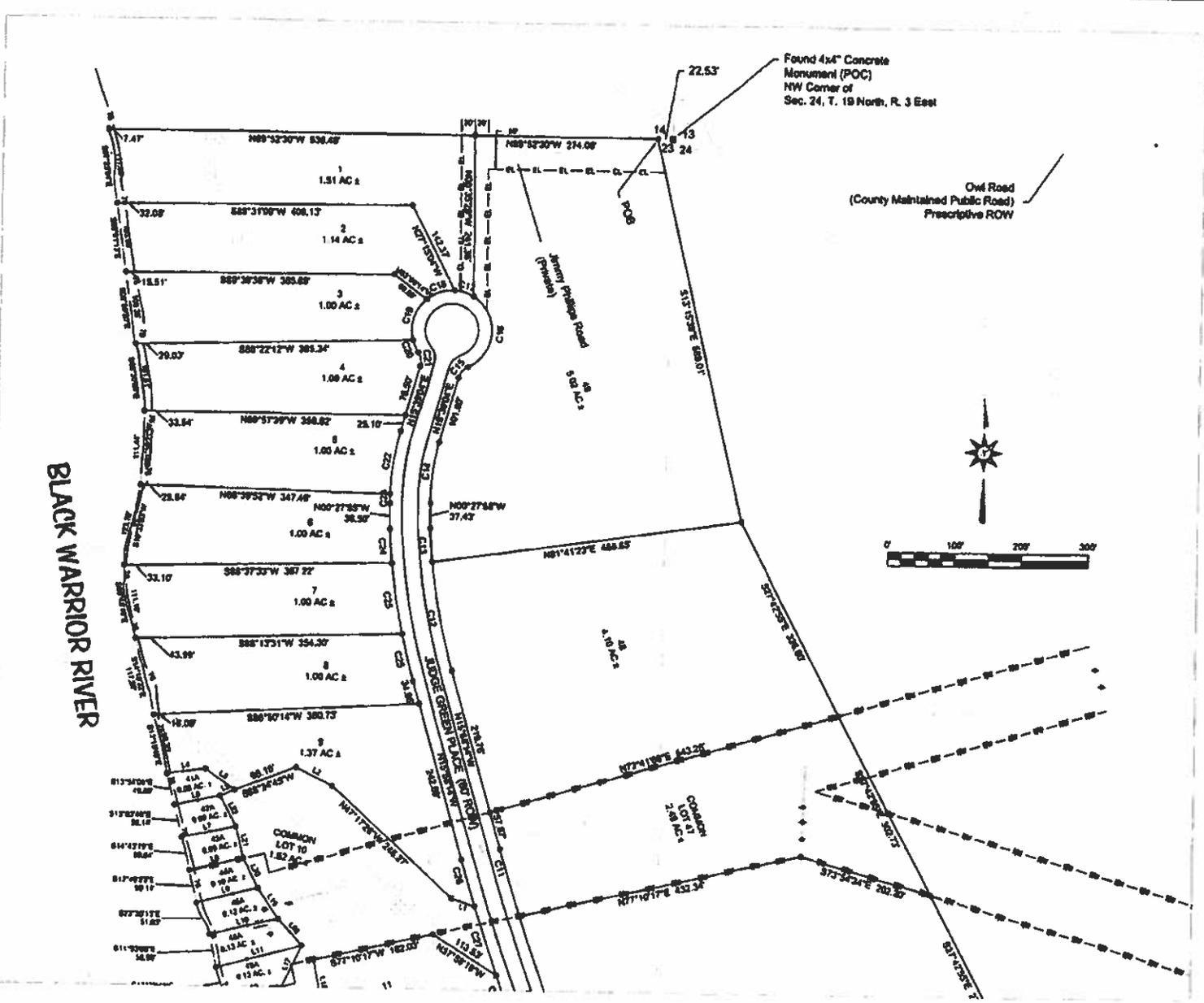
1) All surveyed lots are subject to the United States Army Corp of Engineers storage easement, being of the 77 elevation. All easements have been indicated to said 77 elevation.

2) All surveyed lots subject to the 77 elevation.

3) All subdivision conditions are subject to the United States Army Corp of Engineers site and protection from Contaminants.

4) Site building setback: 10' min.

5) Front building setback (including): 27' min.



DSM
DESIGN GROUP, LLC
1800 VINEYARD LANE
LITTLE ROCK, AR 72202
501.221.1111

ALABAMA
LAND SURVEYING
PROFESSIONAL
DAVID MCCREARY
16465

SOURCE OF INFORMATION: 100-1000

DESIGNED BY: JGM	APPROVED BY: JGM
DATE: 05/20/24	DATE OF FIELD SURVEY: 05/10/24
DRAWN: AMOR CHENOWETH	TYPE OF SURVEY: SUBDIVISION
SCALE: 1" = 100'	MINIMUM CLOSURE: 1:3,000

JUDGE GREEN PLACE SUBDIVISION (PHASE 1)
LOTS 1-49 AND 41A-49A
SEC. 23 & 24, T. 19 N., R. 3 E., HALE COUNTY, ALABAMA

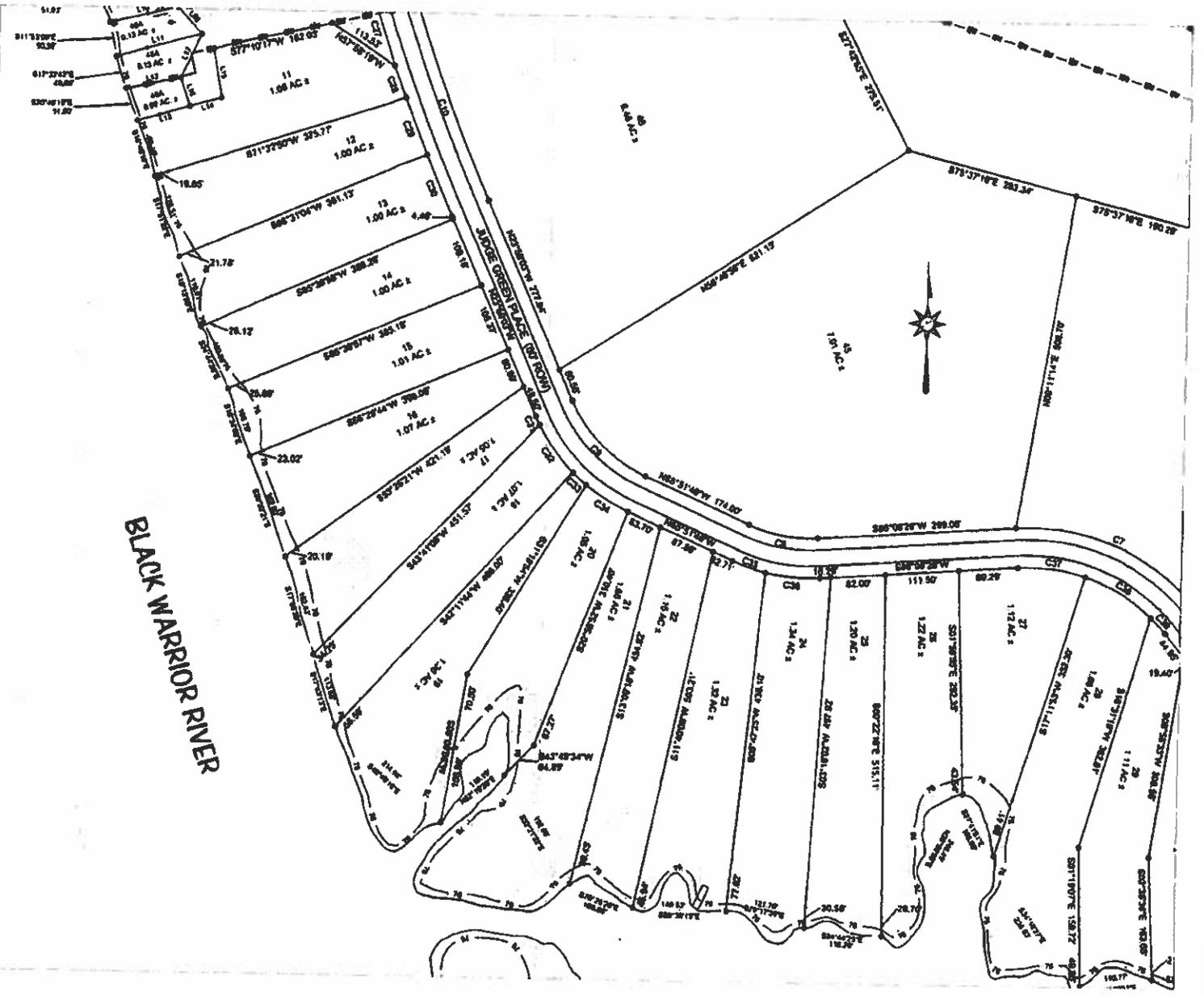
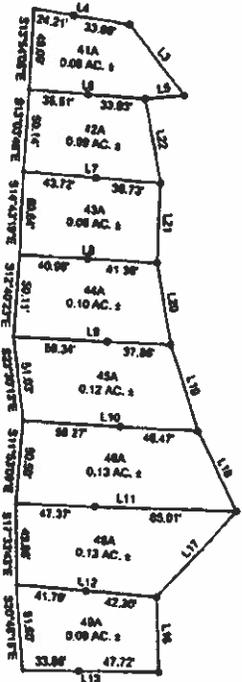
Sheet No. 1
6

LEGEND

- These standard symbols may be found in the drawing:
- FOUND CORNER
 - SET CAPPED REBAR
 - ⊙ CONK MONUMENT
 - OPEN PIPE
 - CAPPED PIPE
 - ⊙ IRON CONTROL
 - ⊙ POINT OF CURVATURE/POINT OF TANGENCY
 - ⊙ POWER POLE
 - ⊙ WATER METER
 - ⊙ DEAD END OF LINE
 - ⊙ CHAIRLINE
 - ⊙ AND RIGHT-OF-WAY (FROM WHICH)
 - ⊙ ALL PURPOSE EASEMENT LINE
 - ⊙ EXISTING SHORELINE (ELEVATION 121)
 - ⊙ EXISTING POWER LINE
 - ⊙ EXISTING WETLANDS

- ⊙ POINT OF COMMENCEMENT
- ⊙ POINT OF BEGINNING

- AC ACRES
- RHW RIGHT-OF-WAY
- SEC SECTION
- T TOWNSHIP
- R RANGE



SOURCE OF INFORMATION: FIELD

DESIGNED BY: JDM	APPROVED BY: JDM
DATE OF FIELD SURVEY: 09-10-2016	
TYPE OF SURVEY: SUBDIVISION	
SCALE: 1" = 100'	NEEDHAM CLOSURE: 1: 5,000'

JUDGE GREEN PLACE SUBDIVISION (PHASE 1)
 LOTS 1-49 AND 41A-49A
 SEC. 23 & 24, T. 19 N., R. 3 E., HALE COUNTY, ALABAMA

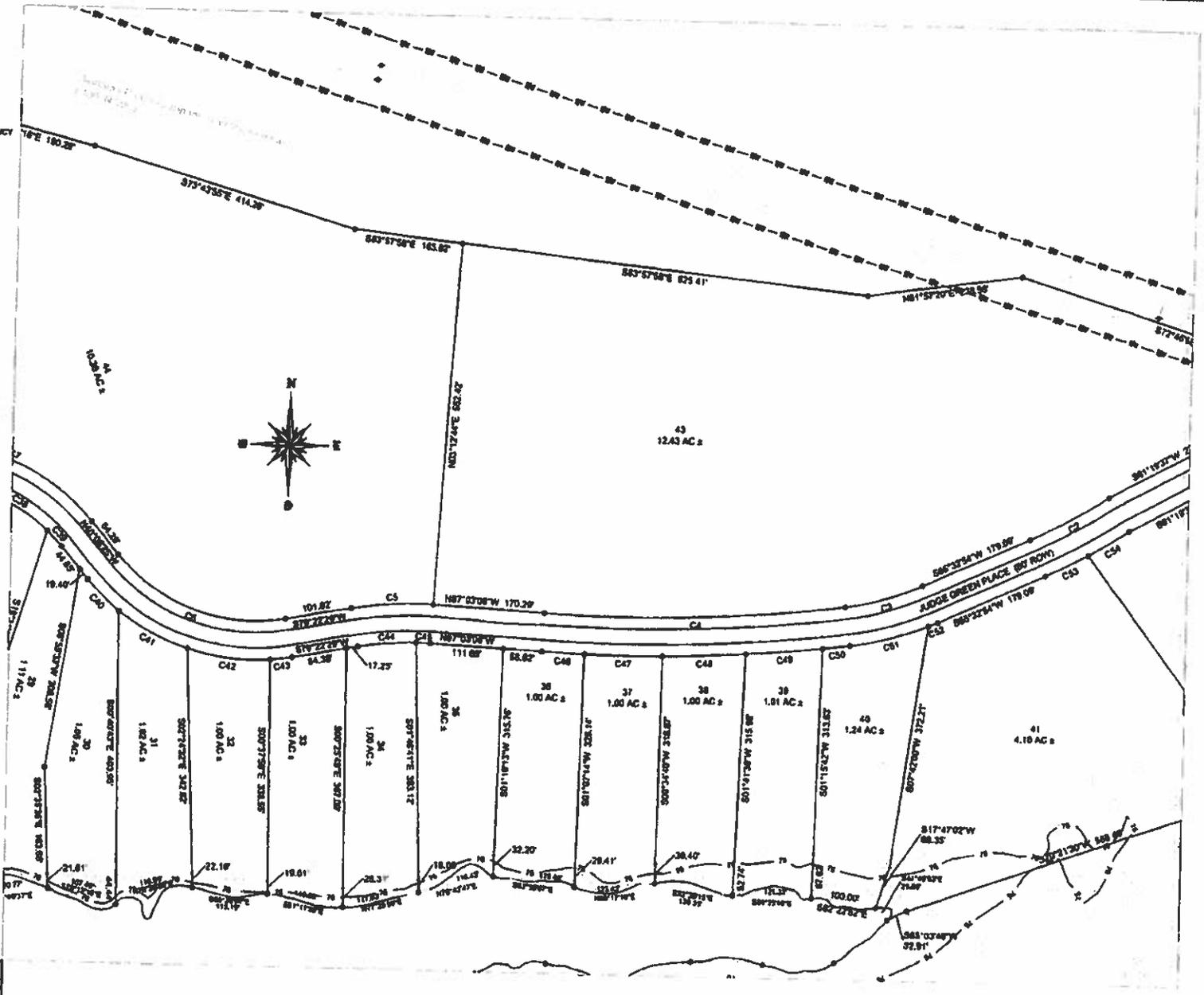
LEGEND

- These standard symbols may be found in the drawing:
- FOUND CORNER
 - SET CAPPED REBAR
 - CONC. MONUMENT
 - OPEN PIPE
 - CAPPED PIPE
 - ▼ IRON CONTROL
 - POINT OF CURVATURE/POINT OF TANGENCY
 - POWER POLE
 - WATER METER
 - DEED LINE/OF LINE
 - QUARTER LINE
 - RW — RIGHT-OF-WAY (WIDTH VARIES)
 - CL — ALL PURPOSE BENCHMARK LINE
 - — — — — EXISTING SHORELINE (ELEVATION 72)
 - — — — — EXISTING POWER LINE
 - — — — — EXISTING WETLANDS

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- AC ACRES
- RHW RIGHT-OF-WAY
- SEC SECTION
- T TOWNSHIP
- R RANGE

Plot Notes:

- 1) All wetland lots are subject to the United States Army Corp of Engineers wetland consent, being at the 77 elevation. All changes have been reflected in this 77 elevation.
- 2) All wetland lots subject to the 77 elevation.
- 3) All additional wetlands are subject to the United States Army Corp of Engineers use and protection plan comments.
- 4) Site building setback, 10' min.
- 5) Four building setback, 22' min.



DSM
DESIGN GROUP, LLC
1100 VICTORY ROAD
DAPHNIA, ALABAMA 36526
334.291.2321



DATE: 06/07/16	APPROVED BY: JSM	JUDGE GREEN PLACE SUBDIVISION (PHASE 1) LOTS 1-48 AND 41A-48A SEC. 23 & 24, T.19 N., R. 3 E., HALE COUNTY, ALABAMA	SHEET NO. 3 OF 6
DRAWN BY: JUDGE GREEN/DSM	DATE OF FIELD SURVEY: 05/10/14		
SCALE: 1" = 100'	NEIGHBOR CLOSURE: 7.3400'		

LEGEND

These standard symbols may be found in the drawing:

- FOUND CORNER
- SET CAPPED REBAR
- ⊙ CONC. MONUMENT
- OPEN PIPE
- CAPPED PIPE
- ▽ IRON CONTROL
- ✦ POINT OF CURVATURE/POINT OF TANGENCY
- ⊕ POWER POLE
- ⊙ WATER METER

- DEED LINE/LOT LINE
- QUARTER LINE
- APCD RIGHT-OF-WAY (WIDTH VARIES)
- ALL PURPOSE BASEMENT LINE
- EXISTING SHORELINE (ELEVATION 77)
- EXISTING POWER LINE
- EXISTING WETLANDS

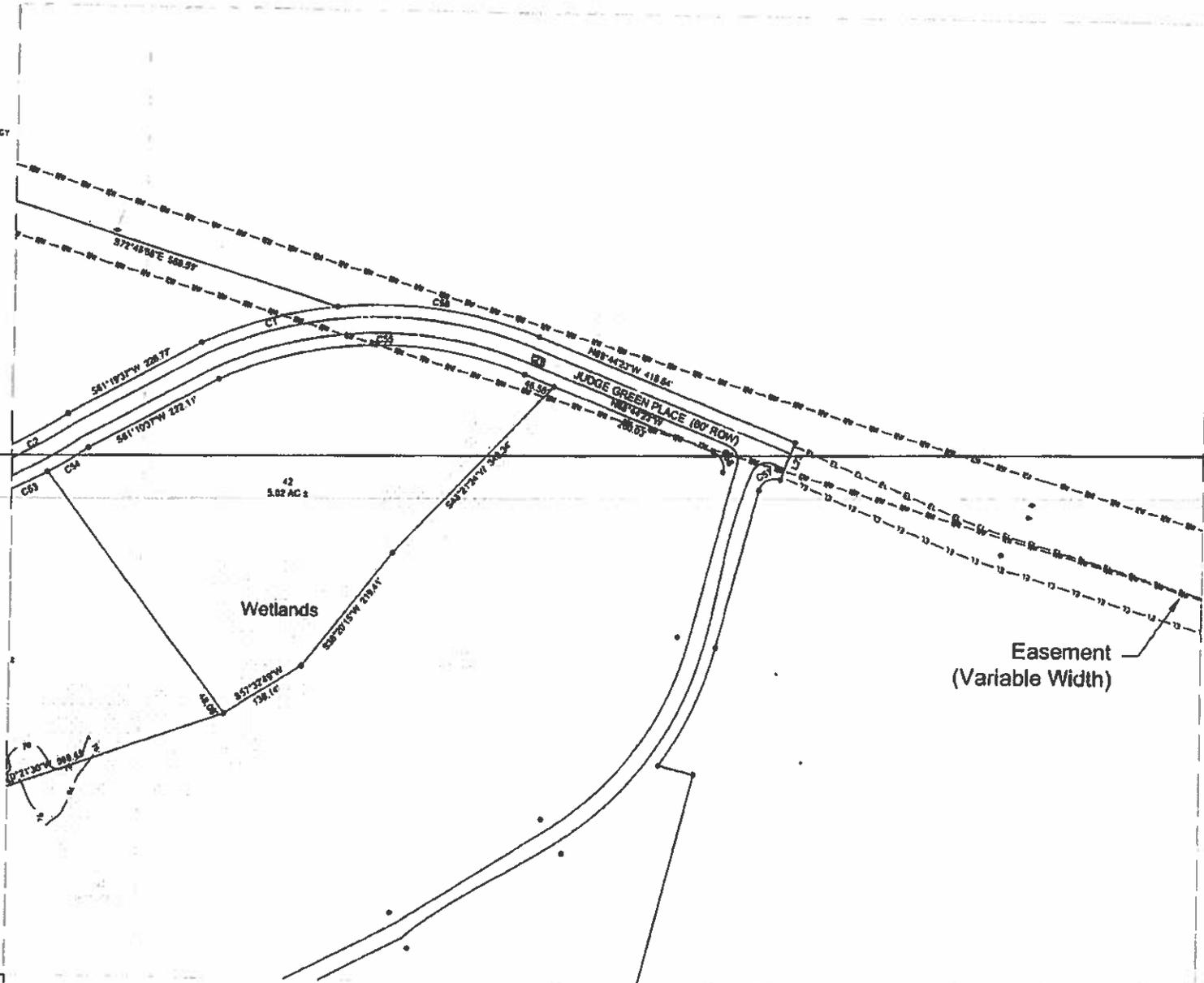
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- AC ACRES
- R/W RIGHT-OF-WAY
- SEC SECTION
- T TOWNSHIP
- R RANGE

Field Notes:
 1) All easement info are subject to the Under Shores Army Corps of Engineers flood elevation, being at the 77 elevation. All easement have been calculated to said 77 elevation.
 2) All easement info subject to the 77 elevation.

3) All Wetland easements are subject to the United States Army Corps of Engineers 1984 and protection (See General Note).

4) No building setback: 10' min.

5) Front building setback (minimum): 25' min.



DSM
 DESIGN GROUP, L.L.C.
 1000 WALKER DRIVE
 ANNAPOLIS, MARYLAND 21403
 (410) 291-1111



COURTESY OF PROFESSIONAL ENGINEER

DESIGNED BY: JTM
 DATE: 08/27/2019
 DRAWN BY: JAMES GREENE
 SCALE: 1" = 80'

APPROVED BY: JTM
 DATE: 08/27/2019
 TYPE OF SURVEY: SUBDIVISION
 MONUMENT CLOSURE: 1:5 800'

JUDGE GREEN PLACE SUBDIVISION (PHASE 1)
 LOTS 1-49 AND 41A-49A
 SEC. 23 & 24, T. 19 N., R. 3 E., HALE COUNTY, ALABAMA

SHEET NO.
 4
 6

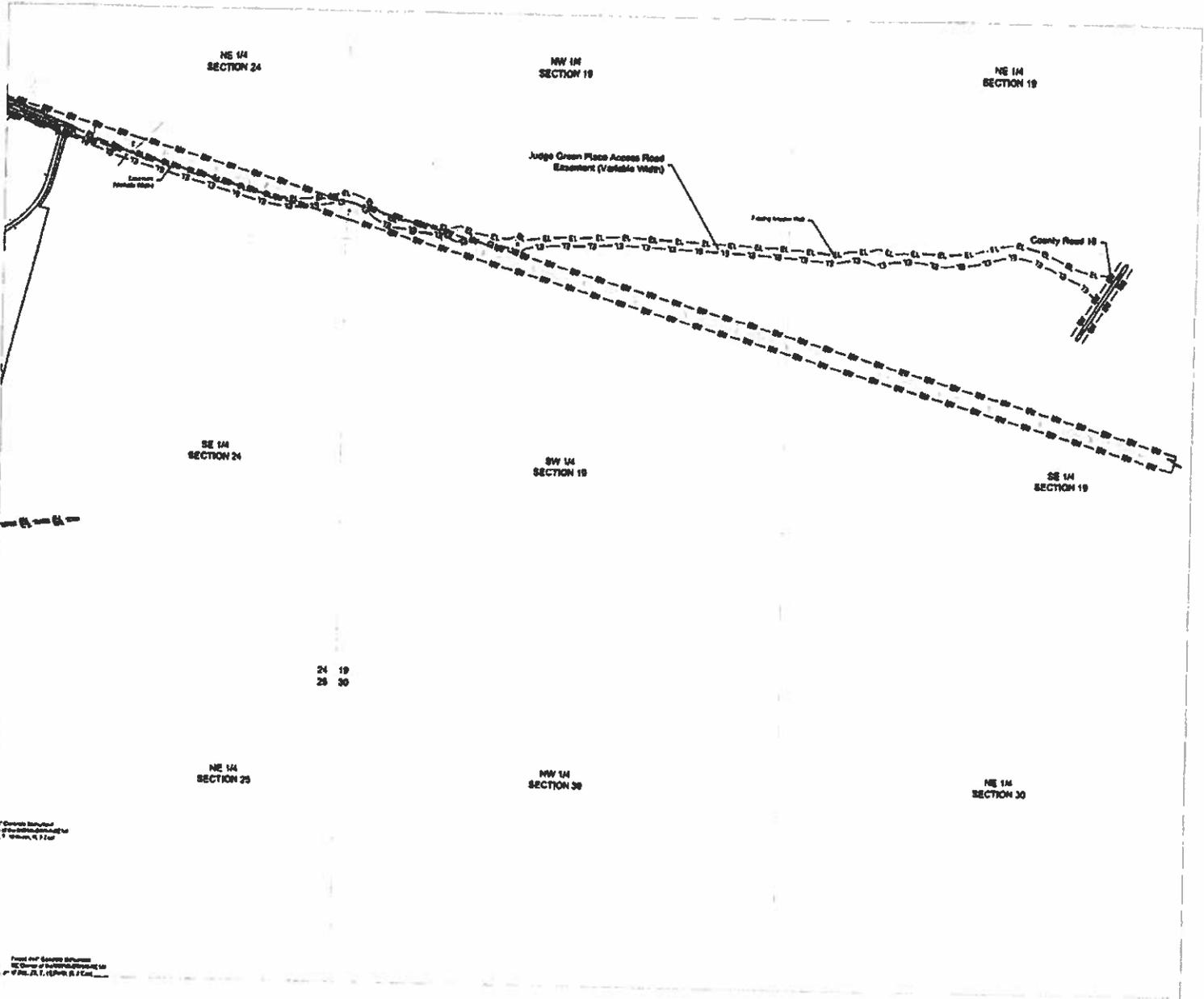
LEGEND

These standard symbols may be found in the drawing.

- FOUND CORNER
- SET CAPPED REBAR
- CONC. MONUMENT
- OPEN PIPE
- CAPPED PIPE
- ▽ HIGH CONTROL
- POINT OF CURVATURE/POINT OF TANGENCY
- POWER POLE
- WATER METER
- O&E LINE/OT LINE
- QUARTER LINE
- APOD RIGHT-OF-WAY (WIDTH VARIES)
- ALL PURPOSE EASEMENT LINE
- EXISTING SHOULDER (ELEVATION 77)
- EXISTING POWER LINE
- EXISTING WETLANDS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- AC ACRES
- RW RIGHT-OF-WAY
- SEC SECTION
- T TOWNSHIP
- R RANGE

Field Notes:

- 1) All easement lines are subject to the United States Army Corps of Engineers flood easement, being in the 77 elevation. All drawings have been obtained to the 77 elevation.
- 2) All easement lines extend to the 77 elevation.
- 3) All jurisdictional wetlands are subject to the United States Army Corps of Engineers rule and protection (see Government).
- 4) Well building setback: 10' min.
- 5) Front building setback (minimum): 25' min.



of Certain Easements
as Shown on the Plat of
R. T. Wilson, et al.

Print and Secure Easements
to Owner or authorized person
P.A.C. 1, 10/10/10 B. J. Cal.

Survey of Subdivision plat:



DRAWN BY: JGM	APPROVED BY: JGM
DATE: 08/20/10	DATE OF FIELD SURVEY: 08/19/10
DWG. NAME: JUDGE GREEN DWS	TITLE OF SURVEY: EASEMENT
SCALE: 1" = 40'	UPPER CASE, 1" = 100'

JUDGE GREEN PLACE SUBDIVISION (PHASE 1)
LOTS 1-49 AND 41A-49A
SEC. 23 & 24, T.19 N., R. 3 E., HALE COUNTY, ALABAMA

STATE OF ALABAMA)

COUNTY OF HALE)

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR
JUDGE GREENE PLACE SUBDIVISION**

This Declaration of Covenants, Conditions, Restrictions and Easements for Judge Greene Place Subdivision is made this 29th day of July, 2010, by Judge Green Place, LLC, a limited liability company (hereinafter referred to as the "Declarant").

2010 JUL 30 AM 11:48
RECORDED AND INDEXED
BOOK PAGE NO. 2000

WITNESSETH:

WHEREAS, the Declarant owns certain real property located in the County of Hale, State of Alabama, being delineated as Judge Greene Place Subdivision (hereinafter referred to as the "Property"), which is more fully described as follows:

**Judge Greene Place Subdivision, as recorded in
Plat 3, Book 3, Page(s) 31 et seq.
in the Office of the Judge of Probate, Hale County, Alabama.**

and Declarant intends to develop said property as a residential and recreational community; and

WHEREAS, the Declarant intends by this Declaration to impose upon the Property mutually beneficial restrictions under a general plan of improvement for the benefit of all Owners of the Property and to provide flexible and reasonable procedures for the development and use of the Property.

NOW THEREFORE, the Declarant hereby declares that the Property and any property hereafter made subject hereto as hereinafter provided shall be held, transferred, sold, conveyed, leased, occupied and used subject to the following easements, restrictions, covenants, charges, liens and conditions which are for the purpose of protecting the value and desirability of the Property, and which shall touch and concern and run with title to the Property. The covenants and all provisions hereof shall be binding on all parties having any right, title or interest in the Property or any portion thereof, and their respective heirs, successors, successors in title, and assigns, and all others claiming an interest therein or a right thereto and shall inure to the benefit of each Owner thereof.

**ARTICLE I
IMPOSITION OF COVENANTS AND
STATEMENT OF PURPOSE**

Section 1.01 Imposition of Covenants. Declarant hereby makes, declares and establishes the following covenants, conditions, restrictions and easements (collectively referred to as the "Covenants"), which shall affect all of the Property. From this day forward, the Property shall be held, sold and conveyed subject to the Covenants. The Covenants shall run with the land and shall be binding upon all persons or entities having any right, title or interest in all or any part of the Property, and the Covenants shall inure to the benefit of each Owner of the Property.

Section 1.02 Statement of Purpose. These Covenants are imposed for the benefit of all Owners of the parcels of land located within the Property. These Covenants create specific rights and privileges, which may be shared and enjoyed by all Owners and occupants of any part of the Property.

Section 1.03 Declarant's Intent. The provisions of these Covenants, as amended from time to time, are intended to act as the land use controls applicable to the Property, and in the event of a conflict or difference between the provisions hereof and of the Hale County Zoning Ordinance, if any, the terms of this Declaration shall control and supersede such Zoning Ordinance. Each Owner, automatically upon the purchase of any portion of the Property, is deemed to waive all protections afforded to him, now or in the future, under the Hale County Zoning Ordinance to the extent such Zoning Ordinance is at variance with the provisions of this Declaration, as it may be amended from time to time, or with the provisions of any of the other documents of Judge Greene Place (hereinafter referred to as "Judge Greene Place Documents"), including but not limited to the Architectural Guidelines established by the Architectural Review Committee.

**ARTICLE II
DEFINITIONS**

The following terms as used in these Covenants, are defined as follows:

Section 2.01 "Absentee Ballot" shall mean and refer to the form approved by the Board and presented to every Member as set forth in accordance with these Covenants. An Absentee Ballot shall be the only form of proxy. Absentee Ballots shall only be accepted by the Secretary of the Association from the Member submitting the ballot. At no time may an Absentee Ballot give to one Member the right to vote for any other Member.

Section 2.02 "Architectural Guidelines" shall mean and refer to the guidelines and rules established and supplemented from time to time by the Architectural Review Committee and approved by the Board.

Section 2.03 "Architectural Review Committee" or "ARC" shall mean and refer to the committee formed pursuant to Article VI below to maintain the quality and architectural harmony of improvements in Judge Greene Place.

Section 2.04 "Architectural Review Committee Liaison" or "ARC Liaison" shall mean an elected Officer of the Association as provided in subsection (d) of Section 3.02, who is also a member of the ARC and communicates pertinent information between the Officers and the ARC to facilitate policy or actions.

Section 2.05 "Approved Builders" shall mean and refer to a licensed general contractor in the State of Alabama holding adequate Workman's Compensation and Liability Insurance as required by ARC. Furthermore, they shall not have been removed from Judge Greene Place Approved Builders list for ARC infractions. In no case, does Declarant, Judge Greene Place Homeowners Association, or their agents accept any liability for the workmanship of these builders.

Section 2.06 "Articles" shall mean and refer to the Articles of Incorporation of the Association, which have been filed with the Judge of Probate of Hale County, Alabama to create the Association.

Section 2.07 "Assessments" shall mean and refer to annual, special, and Default Assessments levied pursuant to Article IV below to meet the estimated cash requirements of the Association.

Section 2.08 "Association" shall mean and refer to Judge Greene Place Homeowners Association, Inc., a non-profit corporation, or any successor of the Association by whatever name, charged with the duties and obligations set forth in these Covenants.

Section 2.09 "Building" shall mean and refer to any one or more structures constructed on a Lot or Tract.

Section 2.10 "Board" shall mean the Board of Directors of the Association.

Section 2.11 "Building site" shall mean and refer to the area within a Lot where a Building or other improvements shall be located, always subject to the prior written approval of the ARC.

Section 2.12 "By-Laws" shall mean and refer to the By-Laws of the Association which establish the methods and procedures of its operation.

Section 2.13 "Covenants" shall mean and refer to this Declaration of Covenants, Conditions, Restrictions, and Easements for Judge Greene Place, as and if amended.

Section 2.14 "Declarant" shall mean and refer to Judge Green Place, L.L.C. an Alabama Limited Liability Company, and its successors and assigns.

Section 2.15 "Developer" shall mean and refer to Judge Green Place, L.L.C. and or its subsidiaries.

Section 2.16 "Interior Lot" shall mean and refer to any lot not touching or containing land at the 73 foot elevation.

0161 0802

Section 2.17 "Lot" shall mean and refer to a parcel of land designated as a lot on any Plat of Judge Greene Place.

Section 2.18 "Lot Front" shall mean the side of the Lot which faces the road in the subdivision by which the Owner accesses his Lot.

Section 2.19 "Maintenance Fund" shall mean and refer to the fund created by Assessments and fees levied pursuant to Article IV below to provide the Association with the funds required to carry out its duties under these Covenants.

Section 2.20 "Member" shall mean and refer to any person or entity holding Membership in the Association.

Section 2.21 "Membership" shall mean and refer to the rights and responsibilities of every Owner of any Lot in Judge Greene Place. Every Owner by virtue of being an Owner and only as long as he or she is an Owner, shall retain their Membership in the Association. The Membership may not be separated from Ownership of any Lot. Regardless of the number of individuals holding legal title to a Lot, no more than one Membership shall be allowed per Lot owned. However, all individuals owning such Lot shall be entitled to the rights of Membership and use and enjoyment appurtenant to such Ownership, but if the number of individual Owners exceeds four (4), Judge Greene Place Homeowners Association, by its Directors, may limit these rights as they see fit.

Section 2.22 "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of fee simple title to any Lot, but shall not mean or refer to any person or entity who holds such interest merely as security for the performance of a debt or other obligation, including a Mortgage, unless and until such person or entity has acquired fee simple title pursuant to foreclosure or other proceeding.

Section 2.23 "Plat" shall mean and refer to any plat (or as built survey) depicting the Property filed in the Probate Office for Hale County, Alabama, as such plat may be amended from time to time.

Section 2.24 "Recreational Lot" shall mean and refer to any lot which is intended solely for the purpose of dock construction, and not for home construction, as designated on the Plat.

Section 2.25 "Supplemental Covenants" shall mean and refer to additional or further restrictive covenants imposed on a portion or portions of the Property from time to time.

Section 2.26 "Judge Greene Place" shall mean and refer to the planned community created by these Covenants, consisting of the Property and all of the Improvements located on the Property.

Section 2.27 "Judge Greene Place Documents" shall mean and refer to the basic documents creating and governing Judge Greene Place Homeowners Association, including but not limited to these Covenants, the Articles and By-Laws of the Association, the Architectural Guidelines and any procedures, rules, regulations or policies adopted under such documents by the Association or the Architectural Review Committee.

Section 2.28 "Judge Greene Place Rules" shall mean and refer to the rules adopted by the Association as provided in Section 3.06 below.

Section 2.29 "Voting Unit" shall mean and refer to any one of the interests in the Property designated in Section 3.02 below to which a right to vote in Association matters is allocated.

Section 2.30 "Manager" shall mean and refer to an individual who may be employed or render services pursuant to Section 3.07.

Section 2.31 "Waterfront Lot" shall mean and refer to any individual lot within Judge Greene Place Subdivision that touches on or contains land at the 73' elevation.

ARTICLE III THE ASSOCIATION

Section 3.01 Developer as The Association. Until such time as ninety-five percent (95%) of the lots in Judge Greene Place Subdivision are deeded to individual lot purchasers, and the

Association is operative, the Developer, at its sole discretion, shall act and have the authority to act as the Association and have such rights and such obligations as are created herein.

Section 3.02 Voting Rights. Every Owner by virtue of being an Owner and only as long as he or she is an Owner, shall be a Member of the Association.

(a) Vote: Each member shall have one vote, in person or by proxy at a meeting of the Members; provided, however, that if two or more Members have or hold common or joint Ownership to any Lot in Judge Greene Place Subdivision, only one vote shall be cast for each Lot with common or joint Ownership, and further provided that if an individual or organization owns more than one (1) Lot they shall have one (1) vote for each Lot owned. Subdividing or combining lots will change the voting rights of the resulting changed lots to be one (1) vote per revised lot. The designation of any absentee ballot shall be made in writing by the Secretary of the Association, and shall be revocable at any time by written notice to the Secretary by the Member or Members so designated. Declarant or its assignee shall have 100 votes in owned lot.

(b) Government: Board of Directors. Because the number of Lots in this Subdivision restricts the maximum number of Members in the Association, it is hereby provided that the officers of the Association shall also serve as its Board of Directors.

(i) Officers. The Officers of the Association shall consist of a President, Vice-President, Secretary, Treasurer, and an ARC Liaison and they shall be elected as provided in subsection (d) of this Section 3.02.

(ii) The officers of the Association must be Members of the Association and shall be elected by the Board of Directors at the annual meeting of the Members of the Association. The term of each officer shall be for two (2) years, except the initial term of the President and Vice-President will be for one (1) year terms to create an alternating Board.

(c) Meetings. Annual meeting of Members. The annual meeting of Members of the Association shall be held at a time and place fixed by the officers of the Association. Notice of the time and place of holding the annual meeting shall be mailed to each Member not less than ten (10) nor more than fifty (50) days before the date of the meeting. Regular annual meetings of the Association shall be held on either the Saturday or the Sunday of the second weekend of October at an hour and location set by the Board of Directors.

(i) Special meeting of the Association. The President may call special meetings of the association. In addition, the President shall call a special meeting of the association when directed by majority vote of the Board of Directors, or when requested by a petition signed by at least ten percent (10%) of the Members of the Association. Notice of a special meeting shall be mailed to each Member not less than ten (10) nor more than fifty (50) days before the date of the meeting, and at such special meeting there shall only be considered such business as is specified in the notice of meeting.

(ii) Quorum for Meeting of Members. At all meetings of the Association, either annual or special, a majority of all Members appearing in person or voting by absentee ballot shall constitute a quorum.

(iii) Order of Business. At all meetings of the Association, the agenda of business shall be as follows:

- (A) Reading of minutes of immediately prior meeting for information and approval.
- (B) Reports of Officers.
- (C) Reports of Committees.
- (D) Unfinished Business.
- (E) New Business.
- (F) Reading and approval of minutes of meeting just had, if requested.

(iv) Actions. Unless otherwise provided for herein or by special vote of the Association, a majority vote of those Members present when a vote is taken will be sufficient to transact the Association business.

(v) Location. Meetings of the Association shall be held at a suitable place convenient to the Members and such place shall be specified in the notice of the meeting.

(d) Elections. The term of an officer of the Association shall be two (2) years and they shall be elected by plurality vote of the Board of Directors at the annual meeting of the Association. No Member may serve as an officer in the same office more than two (2) consecutive terms.

(i) Vacancies. If a vacancy occurs among the officers, the Board of Directors shall fill said vacancy for the remainder of said officer's term.

(ii) Removal. Any officer may be removed from office for cause, by the vote of Members of the Association constituting three-fourths (3/4) of the Members of the Association present or by absentee ballot at a regular or special meeting of the Association.

Section 3.03 Duties of Officers.

(a) President. The President shall preside at all meetings of the Association and shall appoint such committees as he/she or the Association shall consider expedient or necessary.

(b) Vice-President. In the absence of the President, the Vice-President shall perform his/her duties. The Vice-President shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Association.

(c) Secretary. The Secretary shall keep the minutes of all meetings of the Association and shall, if requested, read such minutes at the close of each meeting for approval; and shall mail out all notices for meetings of the Association. He/she shall perform such other duties as may be required of him by the By-Laws, and the President or the Association.

(d) Treasurer. The Treasurer shall have charge of all receipts and monies of the Association, deposit them in the name of the Association in a bank approved by the Association, and disburse funds as ordered or authorized by the Association. He/she shall keep regular accounts of his/her receipts and disbursements, submit his record when requested and give an itemized statement at regular meetings of the Association. He/she, or the President or Vice-President, may sign checks and withdrawal slips on behalf of the Association upon any and all of its bank accounts. He/she shall be authorized to sign checks and withdraw funds from Association accounts on behalf of the Association in an amount approved by the Association at its first meeting.

(e) ARC Liaison. The ARC Liaison shall have charge of all communication and dissemination of policy or actions required between the Officers of the Association and the ARC.

(f) Execution of Instruments. The President and the Secretary or the Treasurer, shall, on being so directed by the Association, sign on behalf of the Association all leases, contracts, or other instruments in writing.

Section 3.04 Management of Association.

(a) The Officers of the Association acting in the form of a Board of Directors shall have general charge and management of the affairs, funds and property of the Association. Said Board of Directors shall have full power, and it shall be the duty to carry out the purposes of the Association according to its Articles of Incorporation and By-Laws. The Board of Directors shall have authority to approve expenditures on behalf of the Association in an amount to be approved by the association as its first meeting.

(b) The Board of Directors may make reasonable rules for the conduct of the Members and their guests for the use of Association's property and facilities not provided for herein or in the By-Laws or the individual deeds by Declarant for Lots in Judge Greene Place Subdivision.

(c) The Board of Directors, at its discretion, shall set times and days for their meetings as agreed by a majority of the Board. There shall be no need for formal written notice of the meeting but rather, it will be left to the President of the Association, who shall serve as the Chairperson of the Board of Directors, to schedule meetings of the Board when necessary.

Section 3.05 Compliance with Documents. Each Owner shall abide by and benefit from these Covenants, the Associations' By-Laws and Judge Greene Place Documents.

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(a) Fines. A schedule of fines for infractions of these Restrictions, the By-Laws of Judge Greene Place or any of Judge Greene Place Documents, shall be available to each Member of the Association for the cost of copying such documents. A summary of any change in Judge Greene Place Rules shall be distributed to each Member within a reasonable time following the effective date of the change.

Section 3.06 Rules and Regulations. The Association, from time to time and subject to Judge Greene Place Documents, may adopt, amend and repeal rules and regulations, to be known as "Judge Greene Place Rules".

Section 3.07 Manager. The Association may employ or contract for the services of a Manager, provided that no such employment shall be by a contract having a term of more than three (3) years, and each such contract shall be subject to cancellation by the Association upon ninety (90) days or less prior notice without cause and without payment of a termination fee. The Manager shall not have the authority to make expenditures for additions or improvements chargeable against the Maintenance Fund except upon specific prior approval and direction by the Board. The Board shall not be liable for any omission or improper exercise by a Manager of any such duty, power or function so delegated by written instrument executed by or on behalf of the Board

Section 3.08 Ownership of Personal and Real Property for Common Use. The Association, through action of its Board, may acquire, hold and dispose of tangible and intangible personal property and real property. The Board, acting on behalf of the Association, may accept any real or personal property, leasehold or other property interest within Judge Greene Place conveyed to the Association.

Section 3.09 Roads and Streets. All roads leading from Hale County Highway 16 within Judge Greene Place are intended to be private roads, and subject to easements contained herein. Private roads shall be for the sole use and enjoyment of Lot Owners and shall be maintained by the Association. Private driveways located on the Property shall be maintained by the Owners of the Lots on which they are located and serve.

3.09.1 Specific Easement for the benefit of certain Lots within the Property.

(a) In addition to the public roads within the public areas of the Property, certain easements have been established by the Developer for the benefit of the following lots for ingress and utilities, as shown on the recorded plat thereof, to-wit: An easement across Lots 1 and 49 for the use and benefit of all Lots. Said easements shall be jointly maintained by the owners sharing said easements. In the event any of the Owners shall fail or refuse to cooperate in the joint maintenance or shall fail or refuse to reimburse the other Owners for their reasonable expenses in maintaining said easement after reasonable written notice, that Owner shall be responsible for constructing its own driveway across its own property to the public road.

(b) The Developer will establish an entryway and signage easement on the entrance easement. Said easement will be maintained by the Homeowners Association as the entrance into the Property.

Section 3.10 Association Records. Upon written request to the Association by any Owner of a Lot or any Mortgagee or guarantor of a first mortgage on any Lot, or the insurer of improvements on any Lot, the Association shall make available for inspection current copies of the Association's documents, books, records and financial statements. The Association shall also make available to prospective purchasers current copies of the Association's documents, including rules governing the use of Lots and the most recent annual financial statement, if such is prepared. "Available" as used herein shall mean available for inspection, upon written request, during normal business hours.

Section 3.11 Successor to Declarant. The Association shall succeed to all of the rights, duties and responsibilities of the Developer under these Covenants. The Association may delegate any of such rights, duties or responsibilities to the ARC or to any other committee or entity, which it may choose to form.

Section 3.12 Access to Houses for Maintenance, Repair and Emergencies. Declarant, its successors and assigns, should the Board of Directors fail to act, shall have the irrevocable right to have access to each Lot and the house or dwelling on each Lot, from time to time during reasonable hours as may be necessary, for the maintenance of any Lot or the Maintenance, repair or replacement of any structure on the Lot. Such right of access shall be immediate for the making of emergency repairs thereon or therein in order to prevent property damage or personal injury. All damaged Lots

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shall be timely restored to substantially the same condition in which they existed prior to the damage. All maintenance, repairs or replacements pertaining to any Lot or any structure thereon shall be the expense of the Owner thereof. These Covenants establish no duty upon the Association, the Board or Declarant to maintain, repair or replace any Lot or any structure thereon, and this Section 3.12 vests no rights in Owners or any other person as against the Board, the Association or Declarant.

ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS

Section 4.01 Creation of the Lien and Personal Obligation for Assessments. Each Owner of any Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed, is deemed to covenant and agree to pay to the Association: (1) Annual Assessments or charges as provided in these Covenants for the purpose of funding the Maintenance Fund; (2) special Assessments for capital improvements and other purposes as stated in these Covenants, such annual and special Assessments to be fixed, established and collected from time to time as provided below; and (3) Default assessments which may be assessed against an Owner's Lot pursuant to Judge Greene Place Documents for failure to perform an obligation under Judge Greene Place Documents or because the Association or Declarant has incurred an expense on behalf of the Owner under Judge Greene Place Documents. The annual, special and Default assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such Assessment is made until paid. Each such Assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such Lot at the time when the Assessment fell due.

Section 4.02 Default Assessments. All monetary fines assessed against an Owner pursuant to Judge Greene Place Documents, or any expense of the Association which is the obligation of an Owner or which is incurred by the Association or Declarant on behalf of the Owner pursuant to Judge Greene Place Documents, shall be a Default Assessment and shall become a lien against such Owner's Lot which may be foreclosed or otherwise collected as provided in these Covenants. Notice of the amount and due date of such Default Assessment shall be sent to the Owner subject to such Assessment at least thirty (30) days prior to the due date, provided that failure to give such thirty (30) days prior notice shall not constitute a waiver thereof, but shall only postpone the due date for payment thereof until the expiration of said thirty (30) day period.

Section 4.03 Effect of Nonpayment of Assessment; Lien; Remedies of Association. Any Assessment, whether pertaining to annual, special or Default Assessments, which is not paid within thirty (30) days of its due date shall be delinquent. In the event that an Assessment becomes delinquent, the Association, in its sole discretion, may take any or all of the following actions:

- (a) Assess a late charge of at least fifteen (15%) percent per delinquency;
- (b) Assess an interest charge from the date of delinquency at the rate per annum of two points above the prime rate charged by the Association's bank, or such other rate as shall have been established by the Board;
- (c) Suspend the voting rights of the Owner during any period of delinquency;
- (d) Accelerate any unpaid annual Assessments for the fiscal year such that they shall be due and payable at once;
- (e) Bring an action at law against any Owner personally obligated to pay the delinquent installments; or
- (f) File a statement of lien with respect of the Lot, and foreclose as set forth in more detail below. The Association may file a statement of lien by recording with the Probate Office for Hale County, Alabama, a written statement with respect to the Lot, setting forth the name of the Owner, the legal description of the Lot, the name of the Association and the amount of delinquent Assessments then owing, which statement shall be duly signed and acknowledged by the President or Vice-President of the Board of the Association or by the Manager, and which shall be served upon the Owner of the Lot by registered mail to the address of the Lot or at such other address as the Association may have in its records for the Owner. Thirty (30) days following the mailing of such notice, the Association may proceed to foreclose the said lien in the same manner as provided for foreclosure of mortgages under the statutes of the State of Alabama. Such lien shall be in favor of the Association and shall be for the benefit of all other Owners. In either a personal or foreclosure action, the Association shall be entitled to recover as a part of the action the interest, costs and

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reasonable attorneys' fees with respect to the action. No Owner may waive or otherwise escape liability for the Assessments provided for herein by abandonment of his Lot. The remedies herein provided shall not be exclusive, and the Association may enforce any other remedies to collect delinquent Assessments as may be provided by law.

Section 4.04 Successor's Liability for Assessments. Each Owner shall be personally obligated to pay all Assessments assessed against all Lots owned by them during the time of his/her Ownership, together with all interest, fees, and costs properly added thereto, pursuant to these Covenants. The payment by a subsequent Owner of any and all unpaid Assessments, interest, late charges, costs, expenses and attorneys' fees against such Lot for a time period prior to his acquisition of his Ownership shall vest in subsequent Owner such right to recover from any prior Owner any amounts paid by such successor. In addition, such successor shall be entitled to rely on the statement of the status of Assessments issued by or on behalf of the Association.

Section 4.05 Subordination of the Lien. The lien of the Assessments on a Lot provided for in these Covenants shall be subordinate to the lien of any First Mortgage on that Lot recorded prior to the time of filing of such first mortgage. The lien of the Assessments shall be superior to and prior to any homestead exemption provided now or in the future by the laws of the State of Alabama. No judicial sale or transfer shall relieve the purchaser or transferee of a Lot from liability for the Lot from the lien of any Assessments made after the sale or transfer.

Section 4.06 Maximum Annual Assessments. Until January 1 of the year immediately following the formation of the Homeowners Association, the maximum annual Assessment per Lot shall be as follows: The maximum annual Assessment for each residential Lot shall be \$400.00 per year. Subdividing or combining lots will change the association fees of the resulting changed lots to be one (1) fee per revised lot. The Developer, and or its assigns will not be required to pay any Association fees or annual assessments on the unsold Lots. The purpose of the assessments by the Declarant, and or its assigns is to maintain common roads, driveways, entrances, signs, and any other obligation the Declarant, and or its assigns sees fit or is provided for in Judge Greene Place Documents. This fee will be assessed January 1 of each year and shall begin January 1 of the immediate year following closing on each parcel. The Declarant shall have the right to use said funds at its sole discretion for maintenance purposes until such time as the Homeowners Association has been turned over to the property Owners.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual Assessment may be increased each year by the Board of Directors, or the Association, or the Developer if the Association is not operative, by not more than five (5%) percent above the maximum assessment for the previous year without a vote of the Homeowners Association.

(b) From and after January 1 of the year immediately following the formation of the Homeowners Association, the maximum annual Assessment to be levied against all Members may be increased above five (5%) percent by a vote of two-thirds (2/3) of Members who are voting in person or by absentee ballot at a meeting duly called for this purpose.

(c) The Board may fix the annual assessment at an amount not in excess of the maximum.

Section 4.07 Notice and Quorum for any meeting to increase annual Assessment under Section 4.05. Written notice of any meeting called for the purpose of taking any action authorized under Sections 4.06 shall be sent to all Members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At such meeting, the presence of Members or of Absentee Ballots constituting a majority of all votes of Members shall constitute a quorum.

ARTICLE V PROPERTY RIGHTS OF OWNERS

Section 5.01 Utility Easements. There is hereby created and reserved a general twenty (20) foot wide easement along all Lot Front boundary lines and a general ten (10) foot wide easement along all other Lot boundary lines as delineated on subdivision survey recorded in the Probate Office for Hale County upon, across, over, in, and under the Property for ingress and egress and for installation, replacement, repair and maintenance of all utilities, including but not limited to water, sewer, gas, telephone, electricity, and any future utility such as gas, cable, fiber-optics, etc., and for any other legitimate purpose as determined by the Developer. By virtue of this easement it shall be expressly permissible and proper for the companies providing electricity, telephone, and other communication services to install and maintain necessary equipment on the Property and to affix and

maintain electricity, communications, and telephone wires, conduits and circuits under the Property. No water, sewer, telephone, electricity, or other lines, systems, or facilities may be installed or relocated on the surface of the Property unless approved by the Architectural Review Committee. Such utilities temporarily may be installed above ground during construction, if approved by the Architectural Review Committee. Should any utility company furnishing a service covered by this general easement request a specific easement by separate recordable documents, the Association shall have the right and authority to grant such easement upon, across, over or under any part or all of the Property over which said easement has been created and reserved without conflicting with the terms of these Covenants. This general easement shall in no way affect, avoid, annul, modify, or terminate any other recorded easement on the Property.

Section 5.02 Emergency Easement. A general easement is hereby granted to the police, sheriff, fire protection, ambulance and other similar emergency agencies or persons to enter upon all streets and upon the Property in the proper performance of their duties.

Section 5.03 Maintenance Easement. An easement is hereby reserved to the Association and any member of the Board or the Manager, and their respective officers, agents, employees and assigns, upon, across, over, in and under the Lots, and a right to make such use of the Lots, as may be necessary or appropriate to make emergency repairs or to perform the duties and functions which the Association is obligated or permitted to perform pursuant to Judge Greene Place Documents, including the right to enter upon any Lot or Building site for the purpose of performing maintenance to the landscaping or the exterior of improvements on such Lot or Building Site as required by Judge Greene Place Documents.

Section 5.04 Drainage Easement. An easement is hereby reserved to the Association, its officers, agents, employees, successors and assigns to enter upon, across, over, in and under any portion of the Property for the purpose of changing, correcting or otherwise modifying the grade or drainage channels on the Property so as to improve the drainage of water. Best efforts shall be made to use this easement so as not to disturb the uses of the Owners and the Association, as applicable, to the extent possible, to prosecute such drainage work promptly and expeditiously, and to restore any areas affected by such work to a slightly and usable conditions as soon as reasonably possible following such work. Any changes must have the prior approval of the Board prior to undertaking such drainage work, which approval shall not be unreasonably withheld.

Section 5.05 Partition or Combination of Lots. No part of a Lot may be partitioned or separated from any other part thereof, and no Lots may be combined, except as provided in this Section. A Lot may not be subdivided to create an additional Lot in the subdivision. A Lot may be subdivided if each portion is subsequently combined with other adjacent lots, with the written consent of the Association and full compliance with all applicable state and county zoning and subdivision regulations and all applicable Judge Greene Place Documents. However, two (2) or more Lots may be combined into one, with the written consent of the Association and full compliance with all applicable state and county zoning and subdivision regulations and all applicable Judge Greene Place Documents. Association's consent shall be conditioned upon payment by the Owner or Owners concerned of all expenses incident to giving the consent, including legal and accounting fees. Every agreement and recorded instrument for combination of Lots shall make adequate provisions for the adjustment of voting rights and liability for payment of Assessments appurtenant to or imposed on such Lots. Whether combined or unchanged, each Lot shall be conveyed, transferred, gifted, devised, bequeathed, encumbered or otherwise disposed of, as the case may be, with all appurtenant rights and interests created by law or these Covenants, including the Owner's Membership in the Association, and with the appropriate adjustments in the voting rights, as provided in Section 3.02 above, and liability for Assessments as established for such type of Lot by the Board of Directors being made as applicable.

Section 5.06 Easement. Declarant expressly reserves for its benefit a nonexclusive easement for ingress, egress, access over, under, and across the Property, or any portion thereof, to complete any improvement, or to complete any Lot(s) which Declarant deems desirable to implement Declarant's development plan.

ARTICLE VI ARCHITECTURAL REVIEW COMMITTEE

Section 6.01 Membership. There is hereby established an Architectural Review Committee (ARC) which shall be responsible for the establishment and administration of the Architectural Guidelines to carry out the purposes and intent of these Covenants. The ARC shall be composed of three (3) persons of which a minimum of two (2) must be Members who are in good standing with

the Association. All of the Members of the ARC shall be appointed, removed and replaced by the Board. The ARC is the only standing committee of the Board that has perpetual existence. A member of the ARC shall serve as a liaison to the Board. Until such time as the ARC is functional, the Developer and or its successors and assigns shall act as the ARC, having such duties, rights and obligations as created herein.

Section 6.02 Purpose. The ARC shall review, study and either approve, with conditions, or reject proposed improvements on the Property, all in compliance with these Covenants and as further set forth in the Architectural Guidelines adopted and established from time to time by the ARC and approved by the Board.

(a) The ARC shall exercise its best judgment to see that all improvements conform and harmonize with any existing structures as to external design, quality and type of construction, materials, color, location of the Building Site, height, grade and finished ground elevation, and aesthetic considerations set forth in these Covenants or in the Architectural Guidelines.

(b) No improvements on the Property shall be erected, placed or altered on any Lot, Building Site, or dock, nor shall any construction be commenced, until plans for such improvements shall have been approved by the ARC; provided, however, that improvements and alterations which are completely within a building may be undertaken without such approval.

(c) The actions of the ARC in the exercise of its discretion by its approval with conditions or disapproval of plans or other information submitted to it, or with respect to any other matter before it, shall be conclusive and binding on all interested parties subject to appeal as provided in the By-Laws.

Section 6.03 Organization and operation of the ARC.

(a) Term. The term of office of each Member of the ARC, subject to section 6.1, shall be two (2) years, except the initial term of two (2) ARC Members which will be for one (1) year each to create an alternating board, commencing on January 1 of each year and continuing until his or her successor shall have been appointed. Should an ARC Member die, retire or become incapacitated, or in the event of a temporary absence of an ARC Member, a successor may be appointed as provided in Section 6.01.

(b) ARC Officers. The ARC shall elect a Chairperson, a Vice-Chairperson, and a Secretary. The Vice-Chairperson shall act as the ARC Liaison.

(c) Operations. The Chairperson shall preside over and conduct all meetings and shall provide for reasonable notice to each Member of the ARC prior to any meeting. The notice shall set forth the time and place of the meeting and notice may be waived by any ARC Member. In the absence of a chairperson, the party responsible for appointing or electing the chairperson may appoint or elect a successor, or, if the absence is temporary, the Vice-Chairperson shall serve as a temporary successor.

(d) Voting. The affirmative vote of a majority of the Members of the ARC shall govern its actions and be the act of the ARC. A quorum shall consist of a majority of the ARC Members.

(e) Expert Consultation. The ARC may avail itself of technical and professional advice and consultants, as it deems appropriate.

Section 6.04 Expenses. Except as provided below, all expenses of the ARC shall be paid by the Association. The ARC shall have the right to charge a fee for each application submitted to it for review in an amount, which may be established by the ARC from time to time, and such fees shall be collected by the ARC and remitted to the Association to help defray the expenses of the ARC's operation. Until December 31, 2009, the filing fee shall not exceed Three Hundred and No/100 Dollars (\$300.00) per dwelling unit but may be subject to reasonable increase after that date, as determined by the Board on recommendation from the ARC.

Section 6.05 Architectural Guidelines. The ARC shall, subject to Board approval: adopt, establish and publish from time to time Architectural Guidelines, which shall be a Judge Greene Place Document. Prior to approving material changes to the Architectural Guidelines, the ARC shall distribute pending changes to the Membership for comment. If, within 30 days after the mailing of said pending changes, 10% or more of the membership of the association request a hearing (meeting) in writing, a hearing will be called by the ARC for open discussion; otherwise the changes will

become effective at the end of the 30-day interval. If a hearing has been held, the ARC and the Board will reconsider the changes and take another vote as appropriate. The Architectural Guidelines are subject to the approval of the Board and shall not be inconsistent with these Covenants, but shall more specifically define and describe the design standards for Judge Greene Place and the various uses within Judge Greene Place. Further, the ARC, in its sole discretion, may excuse compliance with such requirements as are not necessary or appropriate in specific situations and may permit compliance with different or alternative requirements, provided however, all such exceptions or excused compliance must be approved by the Board. Compliance with Judge Greene Place design review process is not a substitute and each Owner is responsible for obtaining all approvals, licenses and permits as may be required prior to commencing construction, and subsequent compliance with any government agency requirements for sediment control and ground water protection.

Section 6.06 Procedures. As part of the Architectural Guidelines, the ARC shall make and publish such rules and regulations, as it may deem appropriate to govern its proceedings and appeals shall be conducted as provided in the By-Laws.

Section 6.07 Limitation of Liability. The ARC shall use reasonable judgment in accepting or disapproving all plans and specifications submitted to it. Neither the ARC nor any individual ARC Member shall be liable to any person for any official act of the ARC in connection with submitted plans and specifications except to the extent the ARC or any individual ARC Member acted with malice or wrongful intent. Approval by the ARC does not necessarily assure approval by the appropriate governmental board or commission for Hale County, Alabama. Notwithstanding that the ARC has approved plans and specifications, neither the ARC nor any of its Members shall be responsible or liable to any Owner, developer, or contractor with respect to any loss, liability, claim or expense which may arise by reason of such approval of the construction of the improvements. Neither the Board of Directors, the ARC nor any agent thereof shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the provisions of Judge Greene Place Documents, nor for any structural or other defects in any work done according to such plans and specifications. In all events, the ARC shall be defended and indemnified by the Association in any such suit or proceeding, which may arise by reason of the ARC's decision. The Association, however, shall not be obligated to indemnify each Member of the ARC to the extent any such Member of the ARC shall be adjudged to be liable for negligence or misconduct in the performance of his duty as a Member of the ARC, unless and then only to the extent that the court in such action or suit may be brought shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses as such court shall deem proper.

Section 6.08 Penalties for Violations or Non-compliance. The ARC may seek any and all legal or equitable remedies available to it in the event of a violation of the Architectural Guidelines or non-compliance with such guidelines by an Owner. The ARC may assess fines against an Owner for each event of non-compliance or violation, and collection of such shall be subject to enforcement under all provisions contained herein, including those that provide for such sums owed to become a lien on the lot in question. Fines are defined in the Architectural Guidelines.

Section 6.09 Certificate of Compliance. Upon payment of a reasonable fee established from time to time by the Board, and upon written request of any Owner or his agent, an existing or prospective Mortgagee or a prospective grantee, the ARC shall issue an acknowledged certificate, in recordable form, setting forth generally whether, to the best of the ARC's knowledge, the Owner is in violation of any of the terms and conditions of Judge Greene Place Documents. Unless such request shall be complied with within thirty (30) days after receipt of the request, it shall be conclusively presumed that the Owner and the Owner's improvements are in conformance with all the terms and conditions subject to the control of the ARC.

**ARTICLE VII
CONSTRUCTION AND ALTERATION OF IMPROVEMENTS**

Section 7.01 General. The Architectural Guidelines and the general instructions set forth in these Covenants shall govern the right of an Owner, developer, or other entity to construct, reconstruct, refinish, alter or maintain any improvement upon, under or above any of the Property (except as provided in Section 6.02 above), and to make or create any excavation or fill on the Property, or make any change in the natural or existing surface contour or drainage, or install any utility line or conduit on or over the Property.

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Section 7.02 Approval Required. Except to the extent permitted in Section 6.02 above, any construction, reconstruction, refinishing or alteration or any part of the exterior of any Building or other improvement on the Property is absolutely prohibited until and unless the Owner first obtains approval from the ARC and otherwise complies with the provisions of these Covenants. All improvements shall be constructed only in accordance with approved plans.

Section 7.03 Deemed Nuisances. Every violation of these Covenants is hereby declared to be and to constitute a nuisance, and every public or private remedy allowed for such violation by law or equity against a Member shall be applicable. These Covenants may also be enforced as provided below.

Section 7.04 Removal of Nonconforming Improvements. The Association, upon recommendation of the ARC and after reasonable notice to the offender and to the Lot Owner, may remove any improvement constructed, reconstructed, refinished, altered or maintained in violation of these Covenants, and the Owner of the improvement shall immediately reimburse the Association for all expenses incurred in connection with such removal.

Section 7.05 Construction Methods. Specific rules regarding construction methods, including but not limited to excavation, drainage, utility lines, loading areas, waste storage, trash removal, materials storage and transformers and meters shall be set forth in the Architectural Guidelines, and all Owners shall comply with those rules.

ARTICLE VIII GENERAL COVENANTS AND RESTRICTIONS

The Association, acting through its Board of Directors, shall have authority to make and to enforce standards and restrictions governing the use of Lots. Such regulations and use restrictions shall be binding upon all Owners and occupants until and unless overruled, cancelled or modified in accordance with the amendment provisions of these Covenants

Land use standards constituting the initial restrictions and standards were established by the Developer. Unless otherwise indicated, all such restrictions and standards apply to all Lots.

Section 8.01 Residential use Only. The Lots (other than Lots which are identified on the Plat as "Recreation Lots") shall be used for single family residential purposes only; except, however, an Owner may construct a guest house or houses, if the Lot is large enough to accommodate same. Such guest houses must be in harmony with the family residence and be approved by the ARC. The Lot Owners cannot subdivide the Lot to sell the guest houses and no commercial use shall be permitted. This restriction shall not be construed to prevent rental of any Dwelling for private residential purposes or to prevent an individual Lot Owner from conducting home occupations in the Dwelling, which occupation is subordinate to the primary residential use and occupies not greater than twenty (20%) percent of the Dwellings floor area or employs no more than 2 persons. No Lot Owner shall be permitted to grant additional easements to Owners of contiguous or adjacent properties.

Section 8.02 Recreation Lots. Lots identified as "Recreation Lots" on the Plat shall be used for recreation purposes only, and not for living quarters. No building constructed on a Recreation Lot may contain any bathing or toilet facilities. Construction of buildings or other structures on the Recreation Lots is subject to ARC approval. Any building constructed below the 76' elevation is subject to approval by the Army Corps of Engineers.

Section 8.03 Recreational Vehicles. Self-contained recreational vehicles will be allowed on an Owner's Residential Lot for not more than ten (10) consecutive days and no more than ninety (90) days in a calendar year. Any improvements made to the property to accommodate recreational vehicles must be approved by the ARC. Declarant reserves right to develop a permanent area for self-contained recreational vehicles restricted to 32' or longer within Judge Greene Place.

Section 8.04 Parking and Garages. All vehicles will park only in their garages or in the driveways serving their Lots or appropriate spaces or designated areas in which parking may be allowed and then subject to such reasonable rules and regulations as the Board may adopt. All commercial vehicles (i.e., those having lettering or logos), tractors, mobile homes, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers and any unregistered vehicle must be parked entirely within a garage unless otherwise permitted by the Board. No garage may be altered in such a manner that the number of automobiles, which may reasonably be parked therein after the alteration, is less than the number of automobiles that could

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have reasonably been parked in the garage as originally constructed. Any such vehicle or recreational equipment parked in violation of these or other regulations contained herein or in the rules and regulations now or hereafter adopted by the Association may be towed by the Association at the sole expense of the Owner of such vehicle or recreational equipment. No member of the ARC or of the Association shall be guilty of trespass nor guilty of any criminal act by reason of such towing and neither its removal or failure of the Owner to receive any notice of said violation shall be grounds for relief of any kind.

Section 8.05 Vehicle Maintenance and Repair. No maintenance or repairs shall be performed on any vehicles upon any portion of the Property, unless performed in a garage, except in an emergency situation. Notwithstanding the foregoing, all repairs to disabled vehicles within the Property must be completed within twenty-four (24) hours from its immobilization and the vehicle must be removed.

Section 8.06 Signs. No sign or other advertising device of any nature shall be placed upon any part of the Property except as provided herein. The ARC may, in its discretion, adopt and promulgate rules and regulations relating to signs, which may be employed and other advertising devices may be erected and maintained upon any portion of the Property approved by the ARC as to color, location, nature, size and other characteristics of such signs or devices. Regardless of ARC determination, there will be no "For Sale" signs located on property until such time as the Developer has sold the last Lot in the Development. This shall include any property conveyed to Hale County within the perimeter of the Development. Notwithstanding the foregoing, Declarant specifically reserves the right to itself, its successors, nominees, assigns, to place and maintain signs in connection with identification, sale, or information anywhere on the Property.

Section 8.06.01 Removal. Developer or any member of the ARC committee shall have the right to remove any sign, advertisement, billboard or structure which is placed on any Lot in violation of these Covenants, and in so doing, shall be not be liable, and are hereby expressly released from any liability for trespass or other tort in connection therewith, or arising from such removal.

Section 8.07 Maintenance of Hedges and Plants. Each Owner shall be responsible for and shall maintain all landscaping, grass, driveways, parking areas, structures and grounds located on each Lot in good condition and repair and in a neat and attractive manner. The Association shall have the right to enter upon any part of a Lot in order to cut, trim, prune or replace, at the expense of the Owner, any grassed area, hedge or other planting which in the opinion of the Association or the ARC, by reason of its location upon the Lot or the height to which it is permitted to grow, is unreasonably detrimental to the adjoining property or obscures the view of street traffic or is unattractive in appearance, provided, however, that the Owner shall be given fifteen (15) days' prior written notice of such action.

Section 8.07.01 Maintenance by the Association. Prior to the submission and implementation of a landscape plan by the Owner, the Association shall be responsible to maintain all open field properties, as best managed, utilizing a tractor and bush mower. The Association shall hold any individual Lot Owner harmless from any liability for damage or injury to machinery or laborers in the execution of said maintenance in so far as the terrain has not been altered by the Owner in a manner as to create a hazard. Likewise, the Association shall not be responsible for damage to any structures, plantings, or other features not properly identified to and approved by the ARC. The Lot Owner shall become responsible for the overall maintenance of the lot upon receipt of their certificate of occupancy or portions of their Lot, as modified and approved by ARC, upon receipt of a written notice of approval by the ARC.

Section 8.08 Occupants Bound. All provisions of these Covenants and of any rules and regulations or use restrictions promulgated pursuant hereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants of any Lot.

Section 8.09 Minimum Square Footage. No dwelling shall be erected on any Lot having less than 1,500 square feet heated floor-space, with a minimum footprint of 1,000 square feet heated floor-space. However, the ARC reserves the right to approve the construction of a home that does not meet the minimum square footage herein designated if, in the opinion of the ARC, the Lot size is deemed inadequate for the minimum square footage, or if the construction proves to be a hardship for any particular Lot.

Section 8.10 Log Homes. Log Homes which have been approved by the ARC shall be allowed in the community.

Section 8.11 Animals and Pets. Horses and ponies are expressly permitted on Lots with a maximum of one (1) per five (5) acres and one (1) every two (2) acres additional or as approved by the ARC. No animals may be raised, bred, kept or permitted on an Owner's Lot, with the exception of dogs, cats or other usual and common household pets, which may number six (6), but not more than a total of two (2) dogs (outdoor dogs); provided, however, those pets are not permitted to roam free outside the Lot perimeter, or, in the sole discretion of the Association, endanger the health, make objectionable noise or constitute a nuisance or inconvenience to the Owners of other Lots or the Owner of any property located adjacent to the Property. Noncompliance may result in the removal of said pet(s). No pets shall be kept, bred or maintained for any commercial purpose on Residential Lots. Dogs which are household pets shall, at all times whenever they are outside an Owner's Lot, be confined on a leash held by a responsible person.

Section 8.12 Nuisance. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his or her Lot. No Lot shall be used, in whole or in part, for the storage of any property or item that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any Lot that will emit foul or obnoxious odors or might disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property. No obnoxious or offensive activity shall be carried out, which causes discomfort, annoyance or nuisance to any person using any property adjacent to the Lot. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the Property.

Section 8.13 Unsightly or Unkempt Conditions. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly or unkempt conditions, shall not be pursued or undertaken on any part of the Property.

Section 8.14 Antennas. No exterior television or radio antennas or satellite dishes of any kind shall be placed, allowed or maintained upon any portion of the Property, including any Lot, without the prior written consent of the ARC or its designee.

Section 8.15 Garbage Cans, Tanks, Etc. All garbage cans, above-ground tanks and other similar items shall be located or screened so as to be concealed from view of neighboring Lots, streets and property located adjacent to the Lot. All rubbish, trash and garbage shall be regularly removed from the Lot and shall not be allowed to accumulate thereon. Clothlines are not allowed on any Lot.

Section 8.16 Subdivision of Lots. No Lot shall be subdivided. Boundary lines may not be changed without the prior written approval of the Board. Any such approved division, boundary line change or re-plotting shall not be in violation of the applicable subdivision and zoning regulations. (See also Section 5.05)

Section 8.17 Pools. No aboveground pools shall be erected, constructed or installed on any Lot.

Section 8.18 Irrigation. No sprinkler or irrigation systems of any type which draw upon water from creeks, streams, rivers, lakes, ponds, canals or other waterways within the Property shall be installed, constructed or operated within the Property, unless approved by the ARC and, if applicable, Army Corps of Engineers.

Section 8.19 Tents, Trailers and Temporary Structures. Owners or occupants shall not place upon a Lot or any part of the Property any tent or trailer or any structure of a temporary nature, such as a tent or shack.

Section 8.20 Drainage. No Owner shall do or permit any work, construct any improvements, place any landscaping or suffer the existence of any condition whatsoever which shall alter or interfere with the drainage pattern of the Property, except to the extent such alternation and drainage pattern is approved in writing by the ARC or Board and except for rights reserved to Declarant to alter or change the drainage patterns.

Section 8.21 Construction Regulations of the Architectural Guidelines. All Owners and contractors shall comply with the construction regulations portion of the Architectural Guidelines. Such regulations may effect, without limitations, the following: trash and debris removal; sanitary

facilities; parking areas; outside storage; restoration of damaged property; conduct and behavior of builders, subcontractors and Owners' representatives on the Property at any time; the conservation of landscape materials; fire protection and adherence to ADEM Best Management Practice regarding ground water pollution protection and sediment control.

Section 8.22 House Numbers and Mail Boxes. Each dwelling shall have a house number, mailbox and paper box with a design and location established by the ARC.

Section 8.23 Continuity of Construction. All improvements commenced on the Property shall be prosecuted diligently to completion and shall be completed within twelve (12) months of commencement, unless an exception is granted in writing by the ARC. If an improvement is commenced and construction is then abandoned for more than ninety (90) days, if construction is not completed within the required twelve-month period, then fines may be imposed per the Architectural Guidelines. Such charges shall be a Default Assessment and are as provided in Section 4.02 above. Landscaping shall be completed within 150 days of completion of construction (final landscape plans within ninety (90) days of Certificate of Occupancy, landscaping completed within sixty (60) days of final submission) or fines may be imposed as defined in the Architectural Guidelines.

Section 8.24 Leasing. The Owner of a Lot shall have the right to lease such residential structure, subject to the following conditions:

(a) All leases shall be in writing and for a minimum term of seven (7) days.

(b) The lease shall be specifically subject to Judge Greene Place Documents, and any failure of tenant to comply with Judge Greene Place Documents shall be a default under the lease.

(c) The Owner shall be liable for any violation of Judge Greene Place Documents committed by the Owner's tenant, without prejudice to the Owner's right to collect any sums paid by the Owner on behalf of the tenant.

Section 8.25 Setback Lines. No building shall be located nearer than twenty (20) feet to any road right-of-way; nor located any nearer than ten (10) feet to any interior lot line; nor located nearer than ten (10) feet from the back property lines or as required by Black Warrior EMC. ARC must approve the exact location of all Buildings before the foundation is poured. (See Section 5.01 - Utility easement). Zero lot line setback may be allowed on driveways by approval of the ARC.

Section 8.26 Water Supply.

(a) Water for all Lots that border the main subdivision roads will be provided by Artesian Systems, its successors or assigns (the "Water Department"). The Water Department shall be used as the sole source of water for all of such Lots (including but not limited to water for all water spigots and outlets located within and without all buildings, air conditioning and heating, irrigation purposes, swimming pools or other exterior uses), and each Owner, at his expense, shall connect his water lines to the water distribution main provided to serve the Owner's Lot and shall pay the applicable connection and water meter charges and fees established by the Water Department. After such connection, each Owner shall pay when due the periodic charges and fees for the furnishing of water as set by the Water Department from time to time and shall abide by the rules, regulations and requirements of the Water Department.

(b) There is no central water supply system currently available for Lots that do not border the main subdivision roads. Therefore, the Owner of each such Lot shall, at his expense, be responsible for drilling and maintaining a well for the water supply to each such Lot. Any and all wells must be located at least 100 feet from any septic system and shall not interfere with any septic system, either proposed or existing. Such well shall be used as the sole source of water for such Lots (including but not limited to water for all water spigots and outlets located within and without all buildings, air conditioning and heating, irrigation purposes, swimming pools or other exterior uses).

Section 8.27 Easements, Rights and Responsibility for Charges. In addition to the easements described in Section 5.01, Black Warrior EMC shall have a 15-foot wide utility easement along all Lot lines and will have authority to exceed these limits as necessary within the subdivision for the installation of guy wires and anchors. Black Warrior EMC may sublease this pole line for the installation of aerial cables to other utilities, which serve the public. Hale County shall have a 10-foot wide drainage easement along all interior Lot lines.

Section 8.28 No Overhead Wires. All telephone, electric and other utility lines and connections between the main utility lines and the residence or other building located on each Lot shall be concealed and located under ground, unless necessary to maintain existing electrical service by Black Warrior EMC, or by hardship as may be determined by the ARC. Each Lot Owner requiring an original or additional electrical service shall be responsible to complete at his expense the secondary electric service, conduits, wires, conductors and other electric facilities from the point of the applicable transformer to the Owner's Lot improvements, and all of the same shall be underground and remain the property of the Lot Owner of each such Lot.

ARTICLE IX
WATERFRONT AREAS AND WATERWAYS

9.01 Restrictions on Lakes and Lakelront Areas. Any Lot which shall abut upon a lake, stream, pond, wetland or other waterway shall be subject to the following additional restrictions.

(a) No pier, dock, or other structure or obstruction or any wall, revetment, dike or any other material shall be built, placed or maintained upon any waterfront Lot or upon any waterway on the Property or adjacent thereto except with the specific written approval of the ARC and Army Corps of Engineers. As to any such structure, approval by the ARC shall be required prior to submission for approvals or permits from Army Corps of Engineers (its successors or assigns), or any other such private or governmental agency as may be now or hereafter required.

(b) Except with the prior written approval of the Association or the ARC, no device or material may be constructed, placed or installed upon any Lot which shall in any way alter the course of natural boundaries of any water way or which shall involve or result in the removal of water from any waterway.

(c) The Owner of each Lot abutting the water's edge shall release and discharge the Association from any and all claims for debt or damages sustained by the Owner, the Owner's property and his her property rights, whether heretofore or hereafter sustained or which shall accrue by reason of or on account of the operation and maintenance of said lakes, ponds, wetlands or other waterways.

ARTICLE X
MAINTENANCE

Section 10.01 Association's Responsibility. The Association shall maintain and keep in good repair those areas designated as common areas, common area private roads, all signs, road side maintenance and entrance area into Judge Greene Place, such maintenance to be funded assessments as provided previously in Article IV. This maintenance shall include, but not be limited to, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures and improvements situated in roadway and entrance area. The Association shall further maintain and keep manicured all common areas, including routine maintenance of utilities, etc., and all signs used for informational purposes throughout the community.

Section 10.02 Owner's Responsibility. Except as provided otherwise in applicable Judge Greene Place Documents or by written agreement with the Association, all maintenance of the Lots and all structures, landscaping, parking areas and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain said Lot in accordance with the community-wide standards of Judge Greene Place. The Association shall, at the direction of the Board, assume the maintenance responsibilities of such Owner if, in the opinion of the Board, the level and quality of maintenance being provided by such Owner does not satisfy such standard. Before assuming the maintenance responsibilities, the Board shall notify the Owner in writing of its intention to do so, and if such Owner has not commenced and diligently pursued remedial action within thirty (30) days after mailing of such written notice, then the Association shall proceed. The expense of such maintenance by the Association shall be reimbursed to the Association by the Owner, together with interest at five (5%) percent per annum above the prime rate charged by the Association's bank, or such other rate set by the Board, from the date of expenditure. Such charges shall be a Default Assessment and lien on the Lot or the Owner as provided in Section 4.02 above.

ARTICLE XI
DAMAGE OR DESTRUCTION

Section 11.01 Damage or Destruction Affecting Lots. In the event of damage or destruction to the improvements located on any Lot, the Owner thereof shall promptly repair and restore the

damaged improvements to their condition prior to such damage or destruction. If such repair or restoration is not commenced within one hundred eighty (180) days from the date of such damage or destruction, or if repair and reconstruction is commenced but then abandoned for a period of more than ninety (90) days, then the Association may impose fines per the Architectural Guidelines. Such fine shall be a Default Assessment and a lien against the Lot as provided in Section 4.02 above.

ARTICLE XII ENFORCEMENT OF COVENANTS

Section 12.01 Violations Deemed a Nuisance. Every violation of the Covenants or any other of Judge Greene Place Documents is deemed to be a nuisance and is subject to all the remedies provided for the abatement of the violation. In addition, all public and private remedies allowed by law or in equity against anyone in violation of these Covenants shall be available.

Section 12.02 Compliance. Each Owner or other occupant of any part of the property shall comply with the provisions of Judge Greene Place Documents as the same may be amended from time to time.

Section 12.03 Failure to Comply. Failure to comply with Judge Greene Place Documents shall be grounds for an action to recover damages or for injunctive relief to cause any such violation to be remedied, or both. Reasonable notice and an opportunity for a hearing as provided in the By-Laws shall be given to the delinquent party prior to commencing any legal proceedings.

Section 12.04 Who May Enforce. Any action to enforce Judge Greene Place Documents may be brought by the Board in the name of the Association on behalf of the Owners. After a written request from an aggrieved Owner, the aggrieved Owner may bring such action before the Board. If, after meeting with Board of Directors, no action is taken to enforce Judge Greene Place Documents then the aggrieved Owner may appeal to the Board. If, after meeting with the Board, no action is taken to enforce Judge Greene Place Documents, then the aggrieved Owner may bring such action.

Section 12.05 Remedies. In addition to the remedies set forth above, any violation of Judge Greene Place Documents shall give the Board, the Manager or a designated representative of the Declarant, on behalf of the Owners, the right to enter upon the offending premises or take appropriate peaceful action to abate, remove, modify or replace, at the expense of the offending Owner, any structure, thing or condition that may exist thereon contrary to the interest and meaning of Judge Greene Place Documents. If the offense occurs on any easement, walkway, Common Area or the like, the cure shall be at the expense of the Owner or other person responsible for the offending condition.

Section 12.06 Non-Exclusive Remedies. All the remedies set forth herein are cumulative and not exclusive.

Section 12.07 No Waiver. The failure of the Board of Directors, Declarant, the Manager, the ARC or any aggrieved Owner to enforce Judge Greene Place Documents shall not be deemed a waiver of the right to do so for any subsequent violations or of the right to enforce any other part of Judge Greene Place Documents at any future time.

Section 12.08 No Liability. No member of the Board of Directors, Declarant, the Manager, the ARC, or any Owner shall be liable to any other Owner for the failure to enforce any other Judge Greene Place Documents.

Section 12.09 Recovery of Costs. If legal assistance is obtained to enforce any of the provisions of Judge Greene Place Documents, or in any legal proceeding (whether or not suit is brought) for the damages or for the enforcement of Judge Greene Place Documents or the restraint of violations of Judge Greene Place Documents, the prevailing party shall be entitled to recover all costs incurred by it in such action, including reasonable attorney's fees as may be incurred, or if suit is brought, as may be determined by the court.

ARTICLE XIII RESOLUTION OF DISPUTES

If any dispute or question arises between Members or between Members and the Association or the ARC relating to the interpretation, performance or non-performance, violation or enforcement of Judge Greene Place Documents, such dispute or violation may be subject to a hearing and determination by the Board in accordance with the procedures set forth in the By-Laws.

**ARTICLE XIV
DURATION OF THESE COVENANTS AND AMENDMENT**

Section 14.01 Term. The covenants and restrictions of these Covenants shall run with and bind the Property, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any property subject to this Covenants, their respective legal representatives, heirs, successors and assigns for a term of twenty (20) years from the date these Covenants are recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by a majority of the then Owners, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change covenants and restrictions, in whole or in part, or to terminate the same.

Section 14.02 Amendment. Amendments to these Covenants, Articles, and the Bylaws may be made only as follows:

(a) Material Amendments. The Board of Directors, whenever a majority shall deem it necessary, shall propose Amendments (changes), or, on the written application of twenty percent (20%) of the Members, shall call a Special Meeting of the members for proposing Amendments, which, in either case shall be valid for all intents and purposes, as part of the documents, when approved by absentee ballot of two thirds (66%) of all Members of the Association, or unilaterally by Declarant until such time as Judge Greene Place Homeowners Association is formed.

(b) Other Amendments. All other (minor or unimportant) amendments may be made by a majority vote of all the Board of Directors, or unilaterally by Declarant until such time as Judge Greene Place Homeowners Association is formed.

(c) Recording Amendments. Any amendment must be recorded in the Probate Office of Hale County, Alabama.

Section 14.03 Effective on Recording. Any modification or amendment shall be immediately effective upon recording in the Probate Office of Hale County, Alabama, a copy of such amendment of modification, executed and acknowledged by the necessary number of Owners (and by Declarant, as required), together with a duly authenticated Certificate of the Secretary of the Association stating that the required number of consents of Owners were obtained and are on file in the office of the Association.

**ARTICLE XV
PRINCIPLES OF INTERPRETATION**

Section 15.01 Severability. These Covenants, to the extent possible, shall be construed or reformed so as to give validity to all of its provisions. Any provision of these Covenants found to be prohibited by law or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating any other part hereof.

Section 15.02 Construction. In interpreting words in these Covenants, unless the context shall otherwise provide or require, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders. In these covenants, the phrase "voting in person or by absentee ballot" (or similar wording) requires that a ballot on this issue must be mailed, faxed or e-mailed to each member to vote on and the vote total is the sum of the members voting in person and those voting by absentee ballot.

Section 15.03 Headings. The headings are included for purposes of convenient reference, and they shall not affect the meaning or interpretation of these Covenants.

Section 15.04 Registration of Mailing Address. Each Member shall register his mailing address with the Secretary of the Association from time to time, and notices or demands intended to be served upon or given to a Member shall be personally delivered or sent by mail, postage prepaid, addressed in the name of the Member at such registered mailing address.

Section 15.05 Notice. All notices or requests required shall be in writing. Notice to any Member shall be considered delivered and effective upon personal delivery or three (3) days after posting, when sent by certified mail, return receipt requested, to the address of such Member on file in the records of the Association at the time of such mailing. Notice to the Board, the Association, the ARC or the Manager shall be considered delivered and effective upon personal delivery or three

(3) days after posting, when sent by certified mail, return receipt requested, to the Association, the Board, the ARC or the Manager at such address as shall be established by the Association from time to time by notice to the Members. General notices to all Members or any classification thereof need not be certified, but may be sent by regular first class mail.

Section 15.06 Waiver. No failure on the part of the Association, the Board, or the ARC to give notice of default or to exercise or to delay in exercising any right or remedy shall constitute as a waiver, except as specifically provided above in the event the Board fails to respond to certain requests. No waiver shall be effective unless it is in writing, signed by the Chairperson or Vice Chairperson of the Board on behalf of the Association, or by the Chairperson of the ARC on behalf of the ARC.

Section 15.07 Limitation of Liability and Indemnification. The Association shall indemnify every Board Member or Committee Member against any and all expenses, including trial and appellate attorney's fees and costs reasonably incurred by or imposed upon any officer or director in connection with any action, suit or other proceeding (including settlement of any suit or proceeding, if approved by the then Board) to which he or she may be party by reason of being or having been a Board Member or Committee Member. The Board Members and Committee Members shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful malfeasance, misconduct or bad faith. The Board Members and Committee Members shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such Board Member and Committee Member may also be Members of the Association), and the Association shall indemnify and forever hold each such Board Member or Committee Member free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any Board Member or Committee Member may be entitled.

Section 15.08 Conflicts Between Documents. In case of conflict between these Covenants and the Articles or the By-Laws, these Covenants shall control. In case of conflict between these Covenants and the Architectural Guidelines, these Covenants shall control.

Section 15.09 Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a majority vote of the Board. This Section 15.09 shall not apply, however, to: (a) actions brought by the Association to enforce the provisions of these Covenants (including, without limitation, the foreclosure of lien); (b) the imposition and collection of Assessments as provided in Article IV hereof; (c) proceedings involving challenges to ad valorem taxation; or (d) counterclaims or cross-claims brought by the Association in proceedings instituted against it. This Section 15.09 shall not be amended unless such amendment is approved by the percentage votes and, pursuant to the same procedures, necessary to institute proceedings as provided herein.

Section 15.10 Indemnity for Damages. Each and every Owner and future Owner, in accepting a deed or contract for any Lot subject to these restrictions agrees to indemnify Declarant for any damage caused by such Owner, or the contractor, agent or employees of such Owner, to roads, streets, gutters, walkways or other aspects of public ways, including all surfacing thereon, or to water, drainage or storm sewer lines, or sanitary sewer lines, or other utilities such as telephone, cable television, electricity or gas lines.

Section 15.11 Assignment. Declarant may assign all or any part of its rights and reservations hereunder to any successor who takes title to all or part of the Property in a bulk purchase for the purpose of development and sale. Such successor shall be identified, the particular rights being assigned shall be specified, and, to the extent required, concomitant obligations shall be expressly assumed by such successor, all in written instrument duly recorded in the Probate Office of Hale County, Alabama.

Section 15.12 Termination of any Responsibility of Declarant. If Declarant conveys fee title to all of the remaining portion of the Property then owned by Declarant, to any entity or individual(s), then:

(a) Declarant will be relieved of the performance of any further duty or obligation in this Declaration; and

(b) Such entity or individual(s) will be obligated to perform all duties and obligations of Declarant under the Governing Documents.

ARTICLE XVI
INSURANCE

Section 16.01 The Association shall obtain and maintain the following insurance coverages:

(a) Fire insurance for one hundred percent (100%) of the full replacement value of all Common Area Improvements, without deduction for depreciation or coinsurance. To the extent advisable (in the Board's sole discretion), such policy shall contain the following endorsements and or provisions:

(i) An extended coverage endorsement;

(ii) Vandalism and malicious mischief coverage;

(iii) A determinable cash adjustment clause or similar clause which permits a cash settlement covering the full value of the damaged or destroyed Improvements in the event of a decision not to rebuild.

Such policy shall name as insured the Association, the Owners, Declarant (so long as Declarant is an Owner), and all Mortgagees as their respective interests may appear and may contain a loss payable endorsement in favor of the trustee described in Section 16.04.

(b) Comprehensive general liability insurance that covers the Association, the Board, Declarant, any Manager, Owners, Occupants and their respective family members, guests, invitees and the agents and employees of each against any liability incident to the Ownership or use of the Common Area(s). The limits of such insurance shall not be less than \$1,000,000 per occurrence. If obtainable, such insurance shall contain:

(i) A "severability of interest" endorsement to preclude the insurer from denying an Owner's claim due to a negligent act by other Owners of the Association; and

(ii) A cross liability to each insured.

(iii) Workers' compensation insurance in compliance with all applicable laws.

(c) A fidelity bond or insurance covering any Person who handles funds of the Association including, but not limited to, officers, members of the Board of Directors and employees of the Association, and employees of the Manager, whether or not such Persons are compensated for their services, in an amount not less than the estimated maximum funds, including reserve funds in the custody of the Association or the Manager, as the case may be, at any given time during the term of each bond.

(d) Officers and directors liability insurance.

(e) Any other insurance which the Association deems appropriate.

Section 16.02 Blanket insurance policy premiums are a Common Expense to be included in the regular assessments.

Section 16.03 Unless specified herein, the amount, term, coverage, deductible, named insureds and loss payees, shall be determined by the Board and shall satisfy the minimum requirements imposed for this type of Project by FNMA and FHLMC. If the FNMA and FHLMC requirements conflict, the more stringent requirements shall be met. If FNMA and FHLMC do not impose requirements on any policy required hereunder, the term, amount, coverage and other provisions of such policy shall be determined by the Board in light of what is customary for similar policies on similar projects in the area.

Section 16.04 All fire and casualty insurance proceeds, payable under Section 16.01, subject to the rights of Mortgagees, may be paid to a trustee, to be held and expended for the benefit of the Owners, Mortgagees, and others, as their respective interests shall appear. The trustee shall be a commercial bank or other financial institution with trust powers in the County in which the Property is located that agree in writing to accept such trust. If repairs or reconstruction is authorized, the Association shall have the duty to contract for such work as provided for in this Declaration.

Section 16.05 It shall be the responsibility of the Owners and not the Association to obtain insurance coverage at their own expense on the improvements, if any, constructed on each lot, and on their personal property and fixtures, and in addition to obtain comprehensive personal liability insurance which shall include coverage of liability for damage to person or property of others located on the Owner's lot, or on another lot, or upon the Common Elements resulting from the negligence of the insured Owner.

Section 16.06 Each hazard insurance policy must be written by a carrier who meets FNMA requirements for a "Best Rating".

Section 16.07 The Association must immediately give a copy of any insurance policy to the Declarant.

Section 16.08 All insurance policies must require a written thirty (30) day notice of modification or termination of coverage from the insurer to the Association, Declarant, Owners and their Mortgagees, and any interested party who requests such a notice.

Section 16.09 At least annually, the Board must review the Association's insurance policies to determine the amount of the casualty and fire insurance and the fidelity bond.

Section 16.10 If economically feasible, prior to each annual review the Board shall obtain a current appraisal of the full replacement value of Common Area Improvements (except for foundations and footings) without deduction for depreciation.

Section 16.11 Association insurance policies shall contain the following provisions, if reasonably possible, as appropriate:

- (a) Statements that the policies are primary and non-contributing.
- (b) Statements that an Owner's conduct will not constitute grounds for avoiding liability.
- (c) A waiver of the carrier's right of subrogation against any Owner or family member, the Association, the Board, the Manager, the Architectural Committee, the Declarant, and any of their agents or employees.

ARTICLE XVII U.S. ARMY CORPS OF ENGINEERS

In consideration of the issuance of Permit Number SAM-2010-00986-CHE by the U.S. Army Corps of Engineers, Mobile District ("Corps" or "Mobile District," to include any successor agency) pursuant to Section 404 of the Clean Water Act and or Section 10 of the Rivers and Harbors Act authorizing certain activities in waters of the United States, and in recognition of the continuing benefit to the property, and for the protection of waters of the United States and scenic, resource, environmental, and general property values, Developer has agreed to perform certain mitigation and to place certain restrictive covenants on the Property, in order that the Property shall remain substantially in its natural condition forever.

Accordingly, Developer hereby declares that the Property shall be held, transferred, conveyed, leased, occupied or otherwise disposed of and used subject to the following restrictive covenants, which shall run with the land and be binding on all heirs, successors, assigns (they are included in the term, "Developer," below), lessees, or other occupiers and users.

Section 17.01 Prohibitions & Restrictions.

(a) **General.** There shall be no filling, flooding, excavating, mining or drilling; no removal of natural materials; no dumping of materials; and no alteration of the topography in any manner.

(b) **Waters and Wetlands.** There shall be no draining, dredging, damming, or impounding; no changing the grade or elevation, impairing the flow or circulation of waters, reducing the reach of waters; and no other discharge or activity requiring a permit under applicable clean water or water pollution control laws and regulations.

(c) **Trees/Vegetation.** There shall be no clearing, burning, cutting or destroying of trees or vegetation, except as expressly authorized in the Reserved Rights; there shall be no planting or introduction of non-native or exotic species of trees or vegetation.

(d) **Uses.** No industrial, or commercial activity shall be undertaken or allowed.

(e) **Structures.** There shall be no construction, erection, or placement of buildings, billboards, or any other structures, nor any additions to existing structures.

(f) **New Roads.** There shall be no construction of new roads or trails without the prior written approval of the Mobile District Engineer, including the manner in which they are constructed.

(g) **Use of Off Road Vehicles.** There shall be no use of off road vehicles, all-terrain vehicles, all-terrain drive vehicles, all terrain vehicles or similar vehicles except on existing roads and trails, except as necessary to manage the Property.

(h) **Utilities.** There shall be no construction or placement of utilities or related facilities without the prior approval of the Mobile District Engineer.

(i) **Pest Control.** There shall be no application of pesticides or biological controls, including for problem vegetation, without prior written approval from the Mobile District Engineer.

(j) **Other Prohibitions.** Any other use of, or activity on, the protected property which is or may become inconsistent with the purposes of this grant, the preservation of the protected property substantially in its natural condition, or the protection of its environmental systems, is prohibited.

Section 17.02 **Amendment.** After recording, these restrictive covenants may only be amended by a recorded document signed by the Corps and Developer. Amendment shall be allowed at the discretion of the Corps, in consultation with resource agencies as appropriate, and then only in exceptional circumstances. Mitigation for amendment impacts will be required at the time of amendment. There shall be no obligation to allow an amendment.

Section 17.03 **Notice to Government.** Any permit application, or request for certification or modification, which may affect the Property, made to any governmental entity with authority over wetlands or other waters of the United States, shall expressly reference and include a copy (with the recording stamp) of these restrictive covenants.

Section 17.04 **Reserved Rights.** It is expressly understood and agreed that these restrictive covenants do not grant or convey to members of the general public any rights of ownership, entry or use of the Property. These restrictive covenants are created solely for the protection of the Property, and for the consideration and values set forth above. The Developer reserves the right to engage in all acts or uses not prohibited by the Restrictions and which are not inconsistent with the conservation purposes of this covenant, that is to preserve the protected property substantially in its natural condition, and to protect its environmental systems. Notwithstanding the foregoing Restrictions, Developer reserves for itself, its heirs, successors, administrators, and assigns the following Reserved Rights, which may be exercised upon providing prior written notice to the Mobile District Engineer, except where expressly provided otherwise:

(a) **Landscape Management.** Landscaping by the Developer to prevent severe erosion or damage to the protected property or portions thereof, or significant detriment to existing or permitted uses, is allowed, provided that such landscaping is generally consistent with preserving the natural condition of the protected property.

(b) **Wildlife and Forestry Management.** The Developer will naturally manage these lands to preserve and improve the existing forest and wildlife resources. Timber harvesting and management by Developer is limited to the extent necessary to protect the natural environment in areas where the forest is damaged by natural forces such as fire, flood, storm, insects or infectious organisms. Such timber harvest and or management shall be carried out only after approval by the Mobile District Engineer.

(c) **Recreation.** Developer reserves the right to engage in any outdoor, non-commercial recreational activities, including hunting (excluding planting or burning) and fishing.

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with cumulatively very small impacts, and which are consistent with the continuing natural condition of the protected property. No written notice required.

(d) **Mineral Interests.** Developer specifically reserves a qualified mineral interest in subsurface oil, gas, or other minerals and the right to access such minerals. However, there shall be no extraction or removal of, or exploration for, minerals by any surface mining method, nor by any method which results in subsidence or which otherwise interferes with the continuing natural condition of the protected property.

(e) **Road Maintenance.** Developer reserves the right to maintain existing roads or trails. Maintenance shall be limited to: removal or pruning of dead or hazardous vegetation; application of permeable materials (e.g., sand, gravel, crushed) necessary to correct or impede erosion; grading; replacement of culverts, water control structures, or bridges; and, maintenance of roadside ditches.

(f) **Other Reserved Rights.** Developer reserves the right to engage in acts or uses not prohibited by the Restrictions and which are not inconsistent with the conservation purposes of this covenant, the preservation of the protected property substantially in its natural condition, and the protection of its environmental systems.

5. **Compliance Inspections.** The Corps, and its authorized agents shall have the right to enter and go upon the lands of Developer, to inspect the Property and take actions necessary to verify compliance with these restrictive covenants.

6. **Enforcement.** The Developer grants to the Corps and or the U.S. Department of Justice, a discretionary right to enforce these restrictive covenants in a judicial action against any person(s) or other entity(ies) violating or attempting to violate these restrictive covenants; provided, however, that no violation of these restrictive covenants shall result in a forfeiture or reversion of title. In any enforcement action, an enforcing agency shall be entitled to a complete restoration for any violation, as well as any other judicial remedy such as civil penalties. These enforcement rights are cumulative, in addition to, and shall not limited enforcement rights available under other provisions of law or equity, or under any permit or certification.

7. **Property Transfers.** Developer shall include the following notice on all deeds, mortgages, plats, or any other legal instruments used to convey any interest in the Property (failure to comply with this paragraph does not impair the validity or enforceability of these restrictive covenants):

8. **Marking of Property.** The perimeter of the Property shall at all times be plainly marked by permanent signs saying, "Protected Natural Area," or by an equivalent, permanent marking system.

9. **Recording of Plat.** A plat depicting the boundaries of the Property subject to these restrictive covenants shall be recorded in the deed records office for each county in which the Property is situated prior to the recording of these restrictive covenants. The plat is recorded at: Greensboro, Alabama Hale county Courthouse

10. **Separability Provision.** Should any separable part of these restrictive covenants be held contrary to law, the remainder shall continue in full force and effect.

11. **Wetlands Description.** The legal description of the wetlands contained in Judge Greene Place Subdivision is shown and identified on Exhibit "A" attached hereto.

Dated this 29th day of July, 2010.

JUDGE GREENE PLACE, LLC

An Alabama Limited Liability Company

By: Jerry H. Davis
Jerry H. Davis, President

Y
STATE OF ALABAMA.
Baldwin COUNTY.

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jerry H. Davis, whose name as President of Judge Green Place, I.L.C. an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this the 29 day of July, 2010.

Bundakulever
Notary Public
My Commission Expires: 5-24-14

SEAL



PREPARED BY
JERRY H DAVIS
1101 G. CHURCH ST
ARMOR, AL 36502

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Judge Greene Place Declaration
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STATE OF ALABAMA)
COUNTY OF HALE)

**AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
JUDGE GREEN PLACE SUBDIVISION**

This Amendment to the Declarations of Covenants, Conditions, Restrictions and Easements for Judge Greene Place Subdivision is made on this the 30 day of September, 2011, by Judge Greene Place, LLC, an Alabama limited liability company (the "Declarant"):

WITNESSETH:

WHEREAS, certain Declaration of Covenants, Conditions, Restrictions and Easements for Judge Greene Place Subdivision (hereinafter collectively referred to as the "Covenants") were filed for record on the 30th day of July, 2010, in the Probate Office of Hale County, Alabama, in Deed Book 161 at page 801 et seq.; and

WHEREAS, the property subject to said Covenants is called the Judge Greene Place Subdivision, and the same is recorded in Plat Book 3 at Page 31 et seq. in the Probate Office of Hale County, Alabama; and

WHEREAS, pursuant to and by authority of Section 3.01 of said Covenants, Declarant wishes and desires to make certain additions and amendments to said Covenants; and

WHEREAS, the Declarant desires to amend said Covenants to confirm that all future phases of Judge Greene Place Subdivision shall be subject to said Covenants as recorded in Deed Book 161 at page 801 et seq. and by these Amendments; and

WHEREAS, Declarant further desires to amend said Covenants to extend the easement across Lots 1 and 49 of Phase I of Judge Greene Place Subdivision to sixty (60') feet in total width, with each lot being subject to one-half, or thirty (30') feet, of said easement; and

WHEREAS, Declarant further desires to amend said Covenants to require a minimum set back line of fifty (50') feet for Lots 42-49 of Phase I of the Judge Greene Place Subdivision, and to require the same minimum building set-back line for any other lots of future phases of Judge Greene Place subdivision on the eastern side thereof.

NOW THEREFORE, effective immediately, the Covenants are hereby amended as follows:

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PAGE 801
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PAGE 801
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The definition of "Property" contained in the second paragraph of the Covenants shall be amended to include all future phases of the Judge Greene Place Subdivision and shall be replaced with the following:

"Judge Greene Place Subdivision, as recorded in Plat Book 3, Page(s) 31 et seq. in the Office of the Judge of Probate, Hale County, Alabama and all future phases"

ARTICLE III, Section 3.09.1 ("Specific Easement for the benefit of certain lots within the Property") shall be amended to reflect that the easement across Lots 1 and 49 providing the residents of Judge Greene Place Subdivision with access to Owl Road shall be widened to a minimum of sixty (60') feet in width and that portion of said easement straddling the joint property line of Lots 1 and 49 shall be split equally between the two lots with each lot being subject to one-half, or thirty (30') feet, of said easement.

ARTICLE VIII ("General Covenants and Restrictions") shall be amended to add an additional Section, which shall be designated as Section 8.29 and shall be titled "Special Minimum Building Set-Back Lines", and said Section shall state as follows:

"Lots 42-49 of Phase I of the Judge Greene Place Subdivision, and all lots of any future phase of Judge Greene Place Subdivision that are located along the eastern boundary of said subdivision and abut the property conveyed on this date to Chambless Farms, LLC, shall be subject to a Minimum Building Set-Back Line of fifty (50') feet.

ARTICLE X, Section 10.01 ("Association's Responsibility") shall be amended to replace the first sentence of said section with the following:

"The Association shall maintain and keep in good repair those areas designated as common areas, common area private roads, the 60' all purpose access easement providing residents of Judge Greene Place Subdivision access to the subdivision from Hale County Highway 16 which easement was granted to Judge Greene Place, LLC from Jerry H. and Patty H. Davis and recorded in Deed Book A-164, at Page 496 in the public records of the Office of the Judge of Probate, Hale County, Alabama, all signs, road side entrance and maintenance area into Judge Greene Place, such maintenance to be funded by assessments as previously provided in Article IV."

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STATE OF ALABAMA)

COUNTY OF HALE)

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JULY 30 2010
PROBATE OFFICE
HALE COUNTY ALABAMA

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
JUDGE GREENE PLACE SUBDIVISION**

This Second Amendment to the Declarations of Covenants, Conditions, Restrictions and Easements for Judge Greene Place Subdivision is made on this the 27th day of April, 2016, by Judge Green Place, LLC, an Alabama limited liability company (the "Declarant");

WITNESSETH:

WHEREAS, certain Declaration of Covenants, Conditions, Restrictions and Easements for Judge Greene Place Subdivision (hereinafter collectively referred to as the "Covenants") were filed for record on the 30th day of July, 2010, in the Probate Office of Hale County, Alabama, in Deed Book 161 at page 801 et seq.; and

WHEREAS, an Amendment to the Declarations of Covenants, Conditions, Restrictions and Easements for Judge Greene Place Subdivision was entered into on the 30th day of September, 2011, and recorded in Deed Book A-164 at Page 506, and

WHEREAS, the property subject to said Covenants is called the Judge Greene Place Subdivision, and the same is recorded in Plat Book 3 at Page 31 et seq. in the Probate Office of Hale County, Alabama; and

WHEREAS, pursuant to and by authority of Section 3.01 of said Covenants, Declarant wishes and desires to make certain additions and amendments to said Covenants; and

WHEREAS, Declarant desires to amend said Covenants, specifically Article VIII, Section 8.26(a), to reflect that the water supply to the subdivision will be provided by Hale County Water Authority and not Artesian System; and

WHEREAS, the Declarant has been advised by Black Warrior EMC that, in order to provide electrical service to all lots within the subdivision, it is necessary to construct power poles and overhead wires within said subdivision, and, pursuant thereto, Declarant further desires to amend Article VIII, Section 8.28 to allow for the construction of the same; and

NOW THEREFORE, effective immediately, the Covenants are hereby amended as follows:

ARTICLE VIII, Section 8.26(a) ("Water Supply") shall be amended so that the first sentence of said paragraph is deleted in its entirety and replaced with the following sentence:

"Water for all lots that border the main subdivision roads will be provided by Hale County Water Authority, its successor or assigns (the "Water Department")."

ARTICLE VIII, Section 8.28 ("No Overhead Wires") shall be amended so that the first sentence of said section is deleted in its entirety and replaced with the following sentence:

"All telephone, electric and other utility lines and connections between the main utility lines and the residence or other building located on each Lot shall be concealed and located underground, unless necessary to maintain existing electrical service by Black Warrior EMC, but in such event, no such overhead telephone, electric or other utility lines and connections shall be located within one hundred fifty (150') feet of the residence or other building located on each Lot.

All other provisions of said Covenants not specifically addressed herein shall remain in full force and effect.

IN WITNESS WHEREOF, the Company has caused this Amendment to be executed on this the 7th day of April, 2016.

Judge Green Place, LLC

BY: Jerry H. Davis
Its Managing Member

THIS INSTRUMENT WAS PREPARED BY
JOHN W. RYAN, JR.
SEALE, HOLMES & RYAN, LLC
ATTORNEYS AT LAW
1004 MAIN STREET
GREENSBORO, ALABAMA 36744



STATE OF ALABAMA
TUSCALOOSA COUNTY

I, John Michael Hicks, a Professional Land Surveyor for the firm of Herndon, Hicks and Associates, P.C., do hereby certify that all parts of this survey and drawing have been completed in accordance with the correct measurements of this Subdivision of Precincts for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this _____ day of _____ 2016.

John Michael Hicks, P.L.S.
Alabama License No. 13716

I, Jerry Davis, President of Judge Green Place, LLC, have caused the land enclosed in the within plat to be surveyed, laid out and platted to be known as Judge Green Place Subdivision Phase I, a part of Hale County, Alabama.

Owner _____ Date _____

Notary Public _____ Date _____

My Commission expires: _____
HALE COUNTY HEALTH DEPARTMENT

The lot(s) on this plat are subject to approval or disapproval by the Hale County Health Department. The approval only contains certain conditions pertaining to the onsite wastewater treatment system(s) that could require the use of the lot(s) or adjacent owners to install, maintain and replace any drains. The conditions are on file with the said health department and are made a part of this plat as if set out herein.

Hale County Health Department _____ Date _____

No Subdivision Regulations, therefore this signature is for recording purposes only.

Hale County Engineer _____ Date _____
Dwight E. Hicks, PE

STATE OF ALABAMA
HALE COUNTY

I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the correct measurements of the standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand and seal this _____ day of _____ 2016.

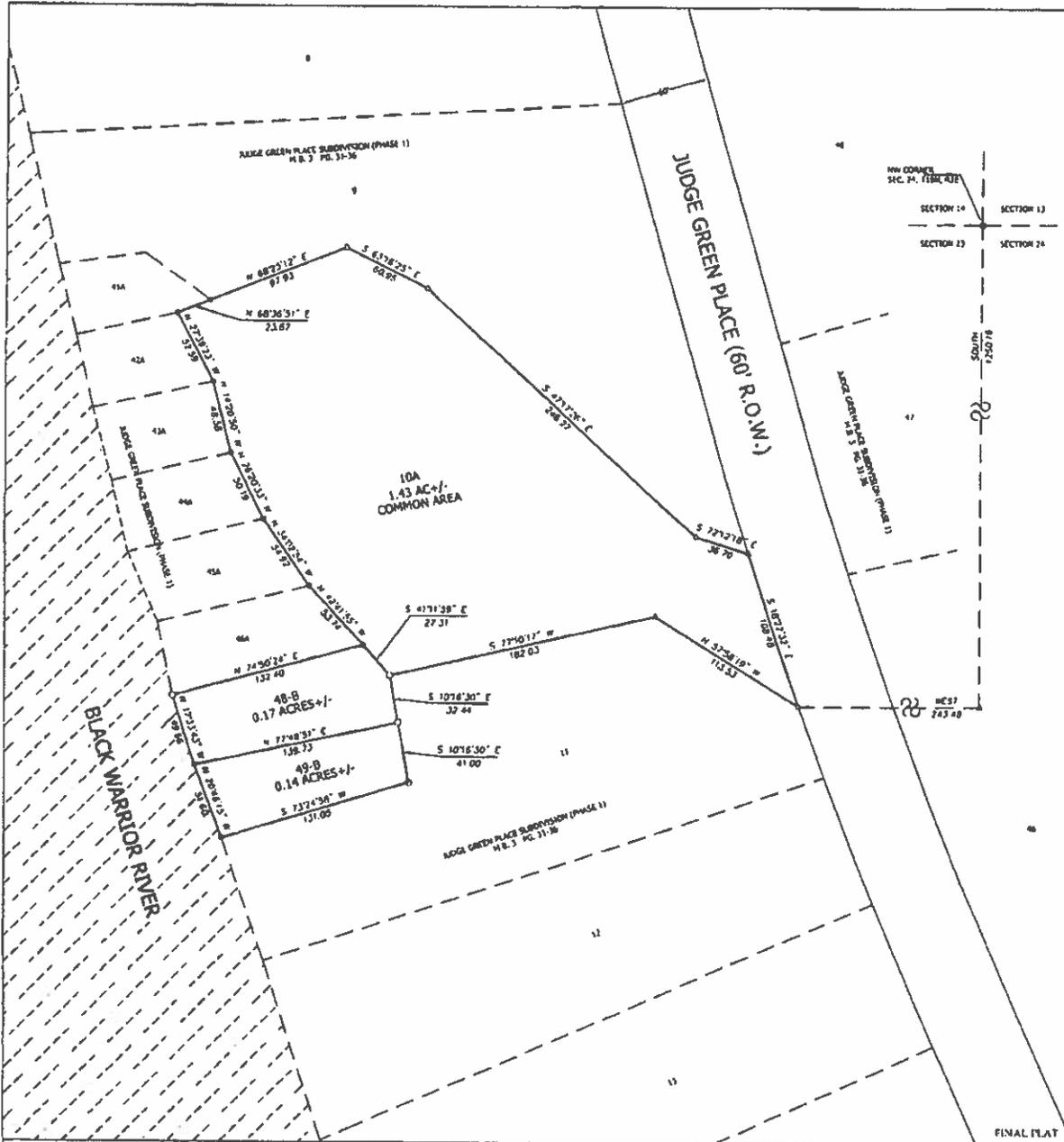
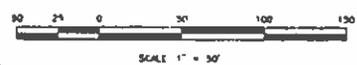
John Michael Hicks, P.L.S.
Alabama License No. 13716

Plat Notes:

- All waterfront lots are subject to the United States Army Corp of Engineers Storage easement, being at the 75' elevation. All storage have been calculated to suit 75' elevation.
- All waterfront lots extend to the 7.7' elevation.
- All jurisdictional wetlands are subject to the United States Army Corp of Engineers use and protection (see Contour).
- Site building setback: 10' min.
- Front building setback (minimum): 25' min.
- Lots 48-B and 49-B are for river access only.
- Measurements not shown.
- Per the National Flood Insurance Program Flood Insurance Map, Map No. 510810403C, effective January 8, 2010 subject property lies within "Zone A".

LEGEND

- A - IRON FOUND
- O - 1/2" CAPPED IRON SET
- D - CONCRETE MONUMENT FOUND
- Δ - CALCULATED POINT - NOT MONUMENTED
- P.O.C - POINT OF COMMENCEMENT
- P.O.B - POINT OF BEGINNING
- () RECORD DIMENSION
- R.O.W - RIGHT-OF-WAY
- M.B.L - MINIMUM BUILDING LINE



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors
1718 Lurline Wallace Blvd. (P.O. Box 548) - Northport, AL 35476
Phone (205) 333-0063 - Fax (205) 333-8178
info@hlsurveyors.com

JUDGE GREEN PLACE RESURVEY NO.1
A Resurvey of Lots 10, 48A & 49A of JUDGE GREEN PLACE SUBDIVISION (PHASE 1)

Original Date 048 J Page 31-38
in the NE1/4 of section 23 and NW1/4 of section 24 T19N R3E, Hale County, Alabama

Source	M.B. 1, PG. 31-36	Job No.	1607-013
Field Work	7/19/16	Date	7/26/16
Survey Type	BOUNDARY	Scale	1"=50'
ACAD File	Draw: J.Davis	Drawn By	JDP
COGO File	Draw: J.H.S.	Approved By	JMH
		Surveyed By	JMH

STATE OF ALABAMA)
COUNTY OF HALE)

Page 1 of 2
Instrument #: 235147
Page: 6 Subpages: 1
11/25/2019 11:21:15 AM
Hale County, AL
Arthur Crawford
Judge of Probate
Recording Fee: \$20.00
Taxes: \$0.00
Total: \$20.00

**THIRD AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
JUDGE GREENE PLACE SUBDIVISION**

This Third Amendment to the Declarations of Covenants, Conditions, Restrictions and Easements for Judge Greene Place Subdivision is made on this the 25th day of November, 2019, by Judge Green Place, LLC, an Alabama limited liability company (the "Declarant");

WITNESSETH:

WHEREAS, certain Declaration of Covenants, Conditions, Restrictions and Easements for Judge Greene Place Subdivision (hereinafter collectively referred to as the "Covenants") were filed for record on the 30th day of July, 2010, in the Probate Office of Hale County, Alabama, in Deed Book 161 at page 801 et seq.; and

WHEREAS, an Amendment to the Declarations of Covenants, Conditions, Restrictions and Easements for Judge Greene Place Subdivision was entered into on the 30th day of September, 2011, and recorded in Deed Book A-164 at Page 506; and

WHEREAS, a Second Amendment to the Declarations of Covenants, Conditions, Restrictions and Easements for Judge Greene Place Subdivision was entered into on the 27th day of April, 2016, and recorded in Deed Book 2016, Page 360; and

WHEREAS, the property subject to said Covenants is called the Judge Greene Place Subdivision, and the same is recorded in Plat Book 3 at Page 31 et seq. in the Probate Office of Hale County, Alabama; and

WHEREAS, pursuant to and by authority of Section 3.01 of said Covenants, Declarant wishes and desires to make certain additions and amendments to said Covenants; and

WHEREAS, Declarant desires to amend said Covenants, specifically Article VIII, Section 8.03, and all other relevant provision of the Covenants to amend the same to provide for owners of said lots to temporarily reside in recreational vehicles on said lots subject to certain restrictions.

NOW THEREFORE, effective immediately, the Covenants are hereby amended as follows:

ARTICLE VIII, Section 8.03(a) Recreational Vehicles, shall be deleted in its entirety and replaced with the following:

"Self-Contained recreational vehicles will be allowed on an Owner's Residential Lot for not more than six (6) consecutive months and no more than three hundred sixty (360) total days in a calendar year, subject to the following restrictions:

- 1) The self-contained recreational vehicle must be at least twenty-two (22) feet in length.
- 2) The make of said self-contained recreational vehicle must be no older than fifteen (15) years from the year on which it is situated on said Owner's Residential Lot.
- 3) The owner of said residential lot must install a septic tank and connect the self-contained recreational vehicle to said septic tank as well as the water tap from Hale County Water Authority.
- 4) All power and electrical lines providing service to said self-contained vehicle must be underground.
- 5) No secondary buildings or permanent structures may be erected on a residential lot without a permanent dwelling house being built according to the provisions of Article VIII.
- 6) All self-contained recreational vehicles must be approved by the Developer or the Judge Greene Place Homeowner's Association, and any variances from the above-restrictions must be waived by said Developer or the homeowner's association, who shall have the sole discretion to allow any such variance.

ARTICLE VIII, Section 8.09 Minimum Square Footage shall be amended to allow a waiver for a dwelling to be erected on any lot with 1200 square feet of heated floor-space so long as the same is approved by the Architectural Review Committee.

All other provisions of said Covenants not specifically addressed herein shall remain in full force and effect.

IN WITNESS WHEREOF, the Company has caused this Amendment to be executed on this the 25th day of November, 2019.

Judge Green Place, LLC

BY: 
Its: Managing Member

THIS INSTRUMENT WAS PREPARED BY
JOHN W. RYAN, JR.
SEALE, HOLMES & RYAN, LLC
ATTORNEYS AT LAW
1004 MAIN STREET
GREENSBORO, ALABAMA 36744

SEE BOOK 10 PAGE 321

BYLAWS
OF
JUDGE GREENE PLACE HOMEOWNERS ASSOCIATION

Leland Avery
LELAND AVERY, JUDGE OF PROBATE

ARTICLE ONE
OFFICES

The principal office of the corporation in Alabama shall be located at 1101 East Church Street Atmore, Alabama.

ARTICLE TWO
PURPOSES AND OBJECTS

In amplification of the purposes for which the corporation has been formed as set forth in the Articles of Incorporation, the purposes and objects are as follows:

A. To develop a community designed for safe, healthful and harmonious living.

B. To promote the collective and individual property and civic interests and rights of all persons, firms and corporations owning property in the subdivision known as Judge Greene Place Subdivision, located in Hale County, Alabama, as such property is shown on the specific map, being a map of Judge Greene Place Subdivision in Hale County, Alabama, filed for record on June 9, 2010, in Plat Book 3, Page(s) 31 et seq., in the Office of the Judge of Probate of Hale County, Alabama.

C. To care for the improvements and maintenance of the gateways, public easements, parkways, grass plots, parking areas, and any facilities of any kind dedicated to community use and other open spaces and other ornamental features of the subdivision, which now exist or which may subsequently be installed or constructed in such subdivision.

D. To assist the owners in maintaining in good condition and order all vacant lots now existing or that subsequently will exist in the tract, and further assisting the owners of such lots or tracts of land in preventing them from becoming a nuisance and a detriment to the beauty of the tract and to the value of the improved property in the tract, and to take any action with reference to such vacant lots as may be necessary or desirable to keep them from becoming such nuisance and detriment.

E. To aid and cooperate with the members of the corporation and all property owners in the tract in the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants and restrictions as shall subsequently be approved by a majority vote of the members of the corporation.

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and to comply with any regulations that may be established by the Hale County Commission in the future and which may affect any portion of the subject property.

F. In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portions of Judge Greene Place Subdivision and their property interests in Judge Greene Place Subdivision.

G. To acquire, own, or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes and objects, and to exercise all rights, powers, and privileges of ownership to the same extent as natural persons might or could do.

H. To arrange social and recreational functions for its members.

I. To exercise any and all powers that may be delegated to it by the owners of real property in the tract.

J. This corporation shall not engage in political activity or pursue political purposes of any kind or character.

ARTICLE THREE MEMBERS

A. Class of Members. The corporation shall have one class of members. The qualifications and rights shall be as follows:

1. Every beneficial owner, as distinguished from a security owner, of a lot in Judge Greene Place Subdivision, as particularly described in these bylaws, shall be a member. In construing the provisions of this paragraph, beneficial owners shall include the owner of any lot in the above-described subdivision that has been resubdivided.

2. Membership shall include an undertaking by the applicant to comply with and be bound by the Articles of Incorporation, these bylaws and amendments to them, and the policies, rules, and regulations at any time adopted by the corporation in accordance with these bylaws. Membership shall be accompanied by payment of the first year's dues in advance.

3. Membership in this corporation shall terminate on such member's ceasing to be a beneficial owner of a residential building lot in the property described in these bylaws.

B. Voting Rights. Each member in good standing shall be entitled to vote on each matter submitted to a vote of the members, provided, however, that each member shall be the sole beneficial owner of a residential building site in Judge Greene Place Subdivision. A member shall have one vote for each residential building site of which he or she is a beneficial owner, and in the event of any

lot resubdivided, this shall mean one vote for each lot of ownership as resubdivided. Where two or more owners own a lot, or in the event of resubdivision, only one vote for such lot owned shall be allowed, and such joint owners shall designate and register with the secretary of the corporation the name of that owner entitled to cast such single vote. Judge Green Place or its assignee shall have 10 votes per owned lot.

1. At membership meetings all votes shall be cast in person, or by proxy registered with the secretary.

2. The board of directors is authorized to establish regulations providing for voting by mail.

C. Assignment of Rights. A beneficial owner who is a member of the corporation may assign his or her membership rights to the tenant residing in or on the beneficial owner's building site. Such assignment shall be effected by filing with the secretary of the corporation a written notice of assignment signed by the beneficial member.

ARTICLE FOUR MEETINGS OF MEMBERS

A. Annual Meeting. An annual meeting of the members for the purpose of hearing reports from all officers and standing committees and for electing directors shall be held in Hale County, Alabama, in February of each year, beginning with the year 2011. The time and place shall be fixed by the directors.

B. Regular Meetings. In addition to the annual meetings, regular meetings of the members shall be had at such time and place as shall be determined by the board of directors.

C. Special Meetings. A special meeting of the members may be called by the board of directors. A special meeting of the members must be called within thirty (30) days by the president, or the board of directors, if requested by not less than fifty percent (50%) of the members having voting rights.

D. Notice of Meetings. Written notice stating the place, day, and hour of any meeting of members shall be delivered either personally or by mail to each member entitled to vote at such meeting, not less than fifteen (15) days before the date of such meeting, or at the direction of the secretary.

E. Quorum. The members holding two-thirds (2/3) of the votes that may be cast at any meeting shall constitute a quorum at any meeting of the members. In the absence of a quorum, a majority of the members present may adjourn the meeting without further notice.

F. Proxies. At any meeting of the members, a member entitled to vote may vote by proxy executed in writing by the member. No proxy shall be valid after three (3) months from the date of its execution, unless otherwise provided in the proxy.

G. Voting by Mail. Where directors or officers are to be elected by members, or where there is an act requiring the vote of the members, such election or vote on such proposed action may be conducted by mail in such manner as the board of directors shall determine.

ARTICLE FIVE BOARD OF DIRECTORS

A. General Powers. The affairs of the corporation shall be managed by the board of directors, subject to instructions of the members of the corporation at a regular meeting, or subject to the approval of the membership as expressed by a vote of the membership.

B. Number, Tenure, and Qualifications. The number of directors constituting the initial Board of Directors is three (3). After the organizational meeting of the corporation, the number of directors shall be not less than five (5). Each director shall be a member of the corporation, and shall hold office until two (2) annual meetings of the members following his or her original qualification shall have been held, and until his or her successor shall have been elected and qualified. Exceptions to the provision for two-year tenure shall be in the case of a director's first taking office following the organizational meeting of the corporation. Of the first five (5) directors, two (2) shall hold office until the second subsequent annual meeting, and three (3) shall hold office until the third subsequent meeting. The determination of the respective terms shall be by lot. Any increase in the number of directors shall be in units of two (2), and their initial terms shall be one for one (1) year and the other for two (2) years, with the determination to be by lot.

C. Regular Meetings. The board of directors shall meet regularly at least once each quarter, at a time and place it shall select.

D. Special Meetings. A special meeting of the board of directors may be called by or at the request of the president or of any three (3) directors.

E. Notices. Notice of any special meeting of the board of directors shall be given at least fifteen (15) days prior to such meeting, by written notice delivered personally, sent by telephone facsimile (fax) equipment, or sent by mail to each director. Any director may waive notice of any meeting.

F. Quorum. A majority of the board of directors shall constitute a quorum for the transaction of business at any meeting of the board, but if less than a majority of the directors are present at such meeting, a majority of the directors present may adjourn the meeting, without further notice.

G. Manner of Acting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors, unless the act of a greater number is required by law or by these bylaws.

H. Vacancies. Any vacancy occurring in the board of directors, and any directorship to be filled by reason of the increase in the number of directors, shall be filled by election by the board of directors. A director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office.

ARTICLE SIX OFFICERS

A. Officers. The officers of the corporation shall be a president, a vice-president, a secretary, and a treasurer.

B. Qualifications and Method of Election. The officers shall be members of the corporation, shall be elected by the board of directors, and shall serve for a term of one year. The president and vice-president shall be members of the board of directors.

C. President. The president shall preside at all meetings of the corporation and of the board of directors at which he or she is present, shall exercise general supervision of the affairs and activities of the corporation, and shall serve as a member ex officio of all standing committees.

D. Vice-President. The vice-president shall assume the duties of the president during the president's absence.

E. Secretary. The secretary shall keep the minutes of all of the meetings of the corporation and of the board of directors, which shall be an accurate and official record of all business transacted. The secretary shall be custodian of all corporate records.

F. Treasurer. The treasurer shall receive all corporate funds, keep them in a bank or other savings institution approved by the board of directors, and pay out funds only on notice signed by the treasurer and by one other officer. The treasurer shall be a member ex officio of the finance committee.

G. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be filled by any member of the board of directors for the unexpired portion of the term.

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