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STATE OF ALABAMA

MADISON COUNTY

**SUPPLEMENTAL DECLARATION  
OF  
SUSSEX QUARTER ELEVENTH ADDITION  
SUBDIVISION**

STATE OF ALA. MADISON CO.  
CERTIFY THIS INSTRUMENT  
IS A TRUE AND CORRECT  
COPY

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RECORDED & S. MTR TAX  
& S. MTR TAX HAS BEEN  
PAID ON THIS INSTRUMENT

JUDGE OF PROBATE

WHEREAS heretofore on the 19<sup>TH</sup> day of JULY, 2003, the undersigned LITTLE COVE ROAD DEVELOPERS, INC., an Alabama Corporation as declarant, did promulgate and file for record Declaration of Protective Covenants for record DECLARATION OF PROTECTIVE COVENANTS for HAMPTON COVE, a planned community, which said DECLARATION OF PROTECTIVE COVENANTS are recorded in OBEED BOOK 788, PAGE 182, Office of the Judge of Probate of Madison County, Alabama.

WHEREAS, Article X, Section 1. of said declaration of Protective Covenants of Hampton Cove provides that the Declaration may subject additional parcels of real property described in exhibit "C" of said Declaration and may promulgate Special Parcel Use Restrictions for such additional parcels of real property platted within Hampton Cove by the filing of such use restrictions in the Office of the Judge of Probate of Madison County, Alabama as provided for in Article VI, Section 29 of said Declaration of Protective Covenants.

NOW THEREFORE, pursuant to the provisions of said Article X, Section 1 and Article VI, Section 29 of the Declaration of Protective Covenants of Hampton Cove as the same are recorded in the Office of the Judge of Probate of Madison County, Alabama, the undersigned, LITTLE COVE ROAD DEVELOPERS, INC., as Alabama Corporation does by these presents add Parcel Number 81, SUSSEX QUARTER ELEVENTH ADDITION Subdivision and does make and promulgate the following use restrictions pertaining to the use and enjoyment of all the lots of SUSSEX QUARTERS ELEVENTH ADDITION SUBDIVISION according to the plat of said subdivision shown of record in the Office of the Judge of Probate of Madison County, Alabama in Plat Book 45, Page 25. The use restrictions described in this instrument are to be in conjunction with the use restrictions as described in said Declaration of Protective Covenants of Hampton Cove, but not in derogation thereof.

1. All dwellings and permitted accessory buildings constructed on the lots of said subdivision shall have an exterior of at least 60% masonry brick construction, including gable ends. The purpose of this provision is to restrict construction that has only siding on any given side thereby creating additional architectural interest.

2. All dwellings shall have front, side, or rear entry two (2) car or more garages.

3. Roofs of dwellings constructed on all lots shall be of regular or architectural grade shingles.

4. Dwellings constructed on the lots of said subdivision shall have at least 2,000 feet of heated area.

5. All chimneys that are on the exterior wall must have brick or stone on the three exterior sides of the chimney. All interior chimneys may have a siding or brick.

6. Approval by the Architectural Review Committee is required before construction begins on any dwelling/building.

7. All dwellings constructed on corner lots must be facing at an approximate 45 degree angle from the respective corner. Any variations must be approved by the architectural control committee.

8. Landscape requirements:

(a) A landscape plan shall be submitted to the Architectural Review Committee as part of the development package submittal. This plan is to be in accordance with the Community Guidelines and shall comply with the provisions below.

(b) The front yard of each lot shall be planted with four large trees (d, I and II) and three small trees (d, III and IV), to include no more than one evergreen. Shrubbery required in the front yard shall be a minimum of 12 shrubs, at least half of which shall be species evergreen in this climate. All foundation plantings to be at least 90% evergreen and 3 gallon in size (38" in height of B&B) and must be spaced no further than 3 feet apart.

(c) The rear yard shall be planted with two large trees (d, I and II) and one small tree (d, III and IV).

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(d) All proposed trees shall conform to the minimum size standard listed below, based on American Standards for Nursery Stock, ANSI Z60.1, published by the American Association of nurserymen and approved by the American National Standards Institute, as follows:

**Suggested Large Trees:**

- (i) Type 1, shade trees, 2.6" caliper, 12' height range - Sugar Maple, Red Maple, Tulip Poplar, Sycamore, Red Oak, White Oak, and Willow Oak.
- (ii) Type 2, shade trees, 1.5" caliper, 6' to 8' height - Bradford Pear, Goldenrain Tree, Southern Magnolia, Zelkova, River Birch, and European Birch.

**Suggested Small Trees:**

- (iii) Type 3, Small upright trees, 1" caliper, 6' to 7' height range - Redbud, Crabapple, Crepe Myrtle, Cherry Laurel, Flowering Peach, Flowering Plum, and Coniferous Evergreen, (i.e. Canadian Hemlock or Nellie R. Stevens Holly).
- (iv) Type 4, Small spreading trees, 1" caliper, 5' to 6' height range - Flowering Dogwood, Star Magnolia, Flowering Cherry, and Japanese Maple.

(e) If existing trees meeting requirements of this covenant in all respects, required trees of the covenant may be omitted. Each existing tree meeting requirements may count, at the option of the owner, for one (1) of the trees in its required class, provided it:

- (i) is not one of the following species: Boxelder, Silver Maple, Catalpa, Cottonwood, Camphor, Mimosa, Chokeberry, Princess tree, or Siberian Elm.
- (ii) Has a live crown and is free from serious root, trunk, and crown injury.
- (iii) Indicated on the landscaping plan as a tree "to be saved".
- (iv) is situated so that it can be incorporated into the landscape with minimal grade, cut, or fill under the drip line of the tree.
- (v) Sod is required in the front yards, with sodding or sprigging being allowed in the backyard if it is the correct time of the year.

(g) All beds must be edged with steel, brick or similar edging.

(h) All beds must be mulched. Rock is not allowed.

(i) Ground cover may include shrubs and low-growing plants such as Liriodendron, English Ivy, Penwinkle, and similar material. Ground cover may also include non-living organic materials such as bark or pine straw.

(j) All trees greater than 10 inches in diameter at breast height shall be preserved, unless removal of them is part of an approved plan.

(k) The lot shall be completely landscaped. However, planned natural areas will be allowed provided that the lawn and the natural area form a cohesive whole.

(l) Driveways shall coordinate with the topography and existing vegetation to preserve all trees greater than 10 inches in diameter at breast height. "Straight in" driveways should be avoided.

9. No fence or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the community, including any residence, without the prior written consent of the Board or its designee. Any approved fence will be compatible with the home and have architectural interest. No fence will be higher than 6 feet from the final ground level to the top of the fence. The exterior side of the fence has to be finished, specifically the structural characteristics must be covered. Within the construction of the fence there must be some brick or stone masonry, and stone or brick is required at the corner posts. No rough-sawn board of any kind will be used in the fence. All wood will be painted or opaque stained and maintained in a satisfactory manner. No chain link fence will be allowed within the subdivision. Fences, regardless of construction, will not be permitted any nearer to front lot line than the rear most corner of the dwelling.

10. Board approved mailboxes must be used as set forth in the Community Guidelines.

The above described use restrictions are in addition to those use restrictions pertaining to Hampton Cove as recorded in Deed Book 788, Page 182, (and amended in Deed Book 788, Page 398, and Deed Book 828, Page 525) Office of the Judge of Probate of Madison County, Alabama and shall run with the land and become binding upon all owners of the lots embraced within SUSSEX QUARTER ELEVENTH SUBDIVISION, their heirs, successors and assigns.

Enforcement of the above described additional use restrictions shall be in the same

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manner and direction as described in the Declaration of Protective Covenants of Hampton Cove as described above.

IN WITNESS WHEREOF, the undersigned LITTLE COVE ROAD DEVELOPERS, INC., an Alabama Corporation has caused this instrument to be executed on this the 1ST day of JULY, 2003.

LITTLE COVE ROAD DEVELOPERS, INC  
an Alabama Corporation

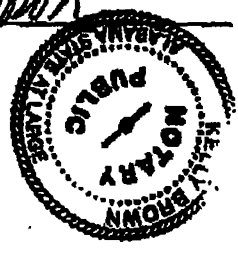
*Mark Anderson*  
BY: MARK ANDERSON  
ITS: PRESIDENT

STATE OF ALABAMA  
COUNTY OF MADISON

Before me, the undersigned authority, this day personally appeared MARK ANDERSON, whose name as PRESIDENT of LITTLE COVE ROAD DEVELOPERS, INC., an Alabama Corporation, is signed to the foregoing instrument, he executed the same voluntarily on the day the same bears date in his capacity as such officer and for the act of said corporation.

this the 1ST day of JULY, 2003.

*Kelly Brown*  
NOTARY PUBLIC  
*Kelly Brown*



THIS INSTRUMENT PREPARED BY:  
DANIEL C. BOSWELL, WOLFE, JONES & BOSWELL  
805 BOB WALLACE AVENUE, SUITE 100  
HUNTSVILLE, ALABAMA 35801

(256) 534-2205

STATE OF ALA. MADISON CO.  
RECORDS SECTION  
03 AUG - 5 PM 3:24  
RECORDED & INDEXED  
ADDITIONAL INSTRUMENT  
JUDGE OF PROBATE