

PROTECTIVE COVENANTS AND RETRICTIONS FOR
THE SHOALS AT LITTLE RIVER

KNOW ALL MEN BY THESE PRESENTS, that BSHG-Alpine Meadows Limited Liability Company and Crow Road Holdings, LLC are owners of real estate in Cherokee County, Alabama and desire to establish a subdivision known as The Shoals at Little River;

AND WHEREAS, said owners wish to establish Protective Covenants and Restrictions for said subdivision;

NOW, THEREFORE, the undersigned owners do hereby set up, establish, promulgate, declare and impose the following protective covenants, restrictions, limitations and conditions to apply to all of the lots contained in The Shoals at Little River and that the same shall be an encumbrance on said lands and shall run with the lands, to-wit:

1. No inoperable vehicles or junk cars shall be allowed on any lot for more than five (5) days.
2. All lots shall be used for recreational purposes only.
3. No property owner will act or permit any acts upon his or her property which may become a nuisance to other property owners.
4. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such waste shall be maintained in sanitary containers.
5. All sewage disposal systems are to be installed in accordance with the requirements, standards and recommendations of the Cherokee County Health Department.
6. All structures, pavilions, gazebos, storage units, sheds, piers or any other structure must adhere to all regulations and guidelines of Cherokee County and Alabama Power Shoreline Management.

BSHG-ALPINE MEADOWS LLC

By: Scott Anthony Sides

Its: Managing Member

CROW ROAD HOLDINGS, LLC

By: Brandon S. Harrison

Its: Managing Member