

COVENANTS, RESTRICTIONS AND RESERVATIONS
FOR
CRAPPIE ISLAND SUBDIVISION

THIS DECLARATION, made this 29th day of August, 2024, by Crappie Island, LLC, an Alabama Limited Liability Company, hereinafter referred to as Declarant.

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in Cherokee County, Alabama, described as Crappie Island Subdivision as shown on the plat for Crappie Island Subdivision recorded in the Office of the Judge of Probate of Cherokee County, Alabama, in Plat Book 15, Page 77; and

WHEREAS, Declarant desires to subject Crappie Island Subdivision to the following covenants, conditions, and restrictions for the benefit of the property and its present and subsequent owners;

NOW THEREFORE, Declarant hereby declares that Crappie Island Subdivision shall be held, sold and conveyed subject to the following covenants, conditions and restrictions, which shall attach to and run with the land, and shall be binding on all parties having any right, title or interest in any lot or parcel contained within Crappie Island Subdivision, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. Said lands are conveyed subject to easements, restrictions and all other matters, depicted and shown on the plat of subject property as appears of record in Plat Book 15, Page 77, in the Probate Office of Cherokee County, Alabama.
2. No inoperable vehicles or junk cars shall be allowed on any lot.
3. All tent camping is prohibited.
4. No property owner will act or permit any acts upon his or her property which may become a nuisance to other property owners.
5. 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.
6. All sewage disposal systems are to be installed in accordance with the requirements, standards and recommendations of the Cherokee County Health Department.

State of Alabama, Cherokee County
Tim Burgess, Judge of Probate
Recorded: 8/29/2024 8:39:39AM
TOTAL \$19.00

7. 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.
8. All grade work done for camper pads must be in accordance with Alabama Power Shoreline guidelines and regulations.
9. There shall be only one camper, RV or residence of any kind per lot.
10. No portable toilet, mobile toilet, porta-john, porta potty, portable restroom or any type of toilet that can be moved around shall not be placed on any lot at any time. All septic disposal systems must meet with the requirements, standards and recommendations of the Cherokee County Health Department.
11. Said lands are conveyed subject to any and all existing easements and rights of way for roadways and utility lines and systems.
12. Lots A1 through A12 shall be the only lots which can be further subdivided.
13. All lots must remain clean and well maintained at all times.
14. The keeping livestock of any kind is expressly prohibited.
15. Each lot owner shall maintain the portion of the ingress, egress and utility easement that adjoins said lot(s) in a manner comparable, at a minimum, to the state of said easement at the time of the creation of the subdivision.
16. Any lot owner has the right to repair or maintain at his or her own cost any portion of the ingress, egress and utility easement as shown on the Plat of Crappie Island Subdivision recorded in Plat Book 15, Page 77 in the Probate Office of Cherokee County, Alabama.
17. No lot owner shall block, either temporarily or permanently, any portion of the ingress, egress and utility easement at any time.
18. No structure of temporary character, camper, shack, tent, garage, barn, or other outbuildings shall be used on any lot as a permanent residence. (Permanent to mean in excess of 12 months).
19. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign

235371

State of Alabama, Cherokee County
Tim Burgess, Judge of Probate
Recorded: 8/29/2024 8:39:39AM
TOTAL \$19.00

of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

Crappie Island, LLC, an Alabama Limited Liability Company

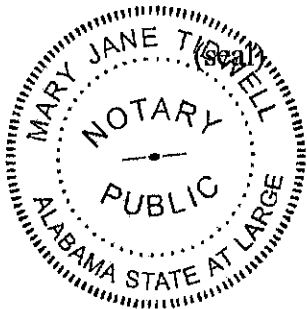
BY: *Brian Snead* (L.S.)
Brian Snead
Its: Operating Manager

STATE OF ALABAMA

COUNTY OF CHEROKEE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brian Snead whose name as Operating Manager of Crappie Island, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Operating Manager, executed the same voluntarily and with full authority for and as the act of said limited liability company on the day the same bears date.

Given under my hand and seal this 29th day of August, 2024.



Mary Jane Tidwell
NOTARY PUBLIC
My Commission Expires: 6-30-25

This Instrument Prepared by:
Buttram, Hawkins & Hopper, LLC
Attorneys at Law
440 West Main Street
Centre, Alabama 35960

State of Alabama, Cherokee County
Tim Burgess, Judge of Probate
Recorded: 8/29/2024 8:39:39AM
TOTAL \$19.00