

RESTRICTIVE COVENANTS

Gavin Ventures, LLC does hereby declare that the residential property described as Silo Ridge, is and shall be held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and easements, hereinafter set forth.

I. GENERAL PURPOSE:

It is intended that the property will be a residential and/or recreational community of high esteem and peaceful, quiet, safe, country environment.

II. PARCEL SIZES:

The property described in the attached exhibit shall not be subdivided into parcels of less than three (3) acres unless a variance is granted by Gavin Ventures, LLC, its successors or assigns. After Declarant turns property over to residents this minimum acre restriction can be modified by a 75% vote of the lot owners.


III. RESIDENTIAL USE

- a. The property shall be used for residential family residences. The minimum square footage for the residential structures shall be 2,000 square feet under roof.
- b. No mobile homes, house trailers, motor homes or camper trailers shall be permitted for use as temporary, occasional or permanent residences.
- c. No building for business or manufacturing purposes shall be erected on a property nor shall any business or manufacturing other than customary in-home business be conducted on any property unless approved by the Declarant or his assigns.
- d. No heavy commercial vehicles shall be parked on site within view of Columbia Highway, Omussee Road or Huskey Road.
- e. So long as it does not constitute a material nuisance, farm animals, except for hogs are allowed for personal use but not for commercial purposes.
- f. Any fencing to be neat and well-constructed. Any fences that are materially visible from the entrance road or from adjoining neighbors to be built with wood, vinyl board, barbed wire or hog wire unless otherwise approved by Declarant or by a 75% vote of the lot owners if already turned over to the owners. All fences to be kept in a neat and well maintained condition.
- g. No property shall be used or maintained as a dumping ground for trash, rubbish or junk vehicles and equipment. Trash, garbage, or other waste shall not be kept except in sanitary containers and shall not be materially visible from the road to avoid a nuisance.

- h. Once construction starts it must be completed within a timely manner, typically within 12 months depending on the complexity and scope of the construction. Allowances to be made for circumstances out of the control of the Owner.
- i. All lots have a 30' setback from all lot lines unless approved by variance by Declarant or by a 75% vote of the lot owners if already turned over to the owners.
- j. Structures intended to be built are to be submitted to Gavin Ventures, LLC, its successors or assigns, for approval before construction begins. Initial approval can be made by a preliminary drawing and estimated site location. Final approval submittals are to include construction plans or drawings along with a site plan showing the location of all structures. Structures include but not limited to houses, barns, out-buildings and fencing. Approval of plans not to be unreasonably withheld.
- k. Barndominium's are allowed and will be considered for approval by the Declarant based on its location, short term and long term intended use, amount of living space and aesthetics. Total sq ft to be a minimum of 2,000 sq ft under roof.

IN WITNESS WHEREOF, Developer has caused these Covenants to be duly executed on this the 12th day of September, 2024.

Gavin Ventures, LLC
an Alabama limited liability company


By: Mark Gavin
Its: Member/Manager