

Lot(s) Number \_\_\_\_\_ of Nickel's Cove On The Coosa River according to the map or plat thereof as recorded in Plat Book 15, Page 62, in the Probate Office of Cherokee County, Alabama.

Also conveyed is a 1/95th interest in and to the non-exclusive right of ingress and egress over and across the variable right of way, ingress, egress and utility easement as shown on the recorded plat of subdivision recorded in Plat Book 15, Page 62, in the Probate Office of Cherokee County, Alabama.

Also conveyed is a 1/95th interest in and to Lot 25 which is the Common Lot of Nickel's Cove On The Coosa River according to the map or plat thereof as recorded in Plat Book 15, Page 62, in the Probate Office of Cherokee County, Alabama.

Said interest shall not be sold separate and apart from a lot in said subdivision.

All said lands being located and situated in Cherokee County, Alabama.

#### EXCEPTIONS AND RESERVATIONS

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 62, in the Probate Office of Cherokee County, Alabama.
2. Said lands adjoin or are located within a Special Flood Hazard Area governed by the Cherokee County, Alabama Special Flood Ordinance. Any construction on said property is subject to approval by the County Ordinance Administrator.
3. There is excepted and reserved from the above described lands all that part of said lands lying on and below that certain datum plane of 564 feet above mean sea level as established by the United States Coast and Geodetic Survey, as adjusted in January 1955.
4. Said lands are conveyed subject to any and all outstanding easements and rights owned by Alabama Power Company, a corporation, including the right to flood, cover or surround with water from time to time that portion of said lands which would either be covered with or which either alone or together with other lands would be entirely surrounded by waters of the Coosa River or its tributaries should such river or its tributaries be raised and backed up to that certain datum plane of approximately 578 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January 1955, together with rights of ingress and egress over and across such lands. The easement so acquired by Alabama Power Company includes the right to prevent the erection of any habitable structures, structures to house livestock or the disturbance of the lands lying on or below the approximate 578 foot contour line.
5. Subject to the 100 year flood plain as shown on the plat of subject property as

appears of record in Plat Book 15, Page 62, in the Probate Office of Cherokee County, Alabama.

6. Lots 1-68 shall be subject to the following restrictions and covenants:

- a. No inoperable vehicles or junk cars shall be allowed on any lot.
- b. All lots shall be used for recreational purposes only. All tent camping is prohibited.
- c. No property owner will act or permit any acts upon his or her property which may become a nuisance to other property owners.
- d. 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.
- e. All sewage disposal systems are to be installed in accordance with the requirements, standards and recommendations of the Cherokee County Health Department.
- f. 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.
- g. All grade work done for camper pads must be in accordance with Alabama Power Shoreline guidelines and regulations.
- h. No property owner will act or permit any acts upon his or her property which may become a nuisance to other property owners.
- i. 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.
- j. There shall be only one camper, RV or residence of any kind per lot.

6. Said lands are conveyed subject to any and all existing easements and rights of way for roadways and utility lines and systems.