

**PROTECTIVE COVENANTS AND RESTRICTIONS FOR
RIVERWAY SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS, that JEFF CHESTER and TIM COLBERT are owners of real estate in Cherokee County, Alabama and desire to establish a subdivision known as Tooga Yaks.

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 Riverway Subdivision on the Chattooga River at Gaylesville, Alabama 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.
7. There can be no kayaking, tubing, or canoeing business on the lots.



RIVERWAY SUBDIVISION

By: Jeff Chester

Its: Owner



RIVERWAY SUBDIVISION

By: Tim Colbert

Its: Owner

State of Alabama, Cherokee County
Tim Burgess, Judge of Probate
Recorded: 7/22/2022 11:27:58AM
TOTAL \$13.00