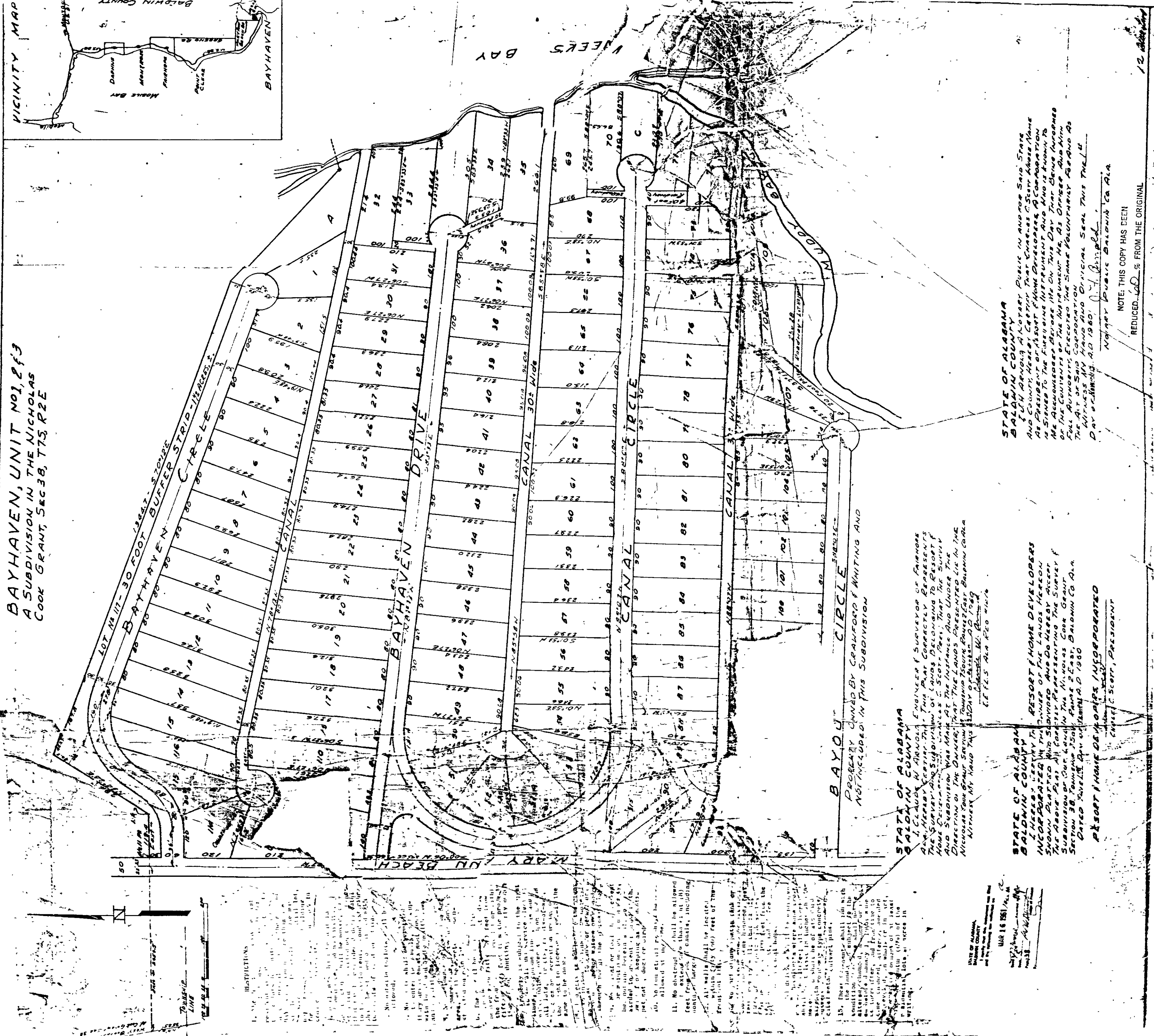


BAY HAVEN, UNIT NO. 1, 2 & 3
 A SUBDIVISION IN THE NICHOLAS
 COOK GRANT, SEC 38, T7S, R2E



STATE OF ALABAMA
 BALDWIN COUNTY
 I, J. CLAUD N. ARNOLD, Engineer & Surveyor of Farmers
 and Merchants Bank, do hereby certify that the above
 is a true and correct copy of the original plat
 as shown to me by the undersigned, and that the
 same is in accordance with the laws of this State
 in that behalf made. Witness my hand and the seal
 of said County, this 15th day of January, A.D. 1960.

STATE OF ALABAMA
 BALDWIN COUNTY
 I, CLAUD N. ARNOLD, Engineer & Surveyor of Farmers
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 same is in accordance with the laws of this State
 in that behalf made. Witness my hand and the seal
 of said County, this 15th day of January, A.D. 1960.

NOTE: THIS COPY HAS BEEN
 REDUCED TO 1/2" FROM THE ORIGINAL

RESTRICTIONS

- The premises are conveyed and shall be used exclusively for residential purposes, except as to those lots designated as business or commercial areas on the maps of BAY HAVEN, and no more than one single family dwelling house may be erected on each residential lot, nor more than one other building for garage or storage purposes in connection therewith.
- Building shall be neat in appearance, and no building or structure shall be moved, constructed or erected on the premises that may be considered detrimental to the development. Wood exteriors shall be stained or painted with two coats of paint of stain.
- No outside toilets shall be allowed.
- No waste shall be permitted to enter the Canals, and sanitary arrangements must comply with local and state health laws and regulations.
- No residence of less than 800 square feet, including porch area, shall be erected or constructed on each lot.
- There shall be no building, porch or projection extending nearer than fifty (50) feet from the front line of any lot or within fifteen (15) feet from the property line of any abutting property owner.
- Property is subject to the right to install and service electric lines, telephone lines, gas and water mains, over and upon any and all lots, streets, rights-of-way, beaches or recreation areas, or the right to license or permit the same to be done.
- Property is subject to the right to locate and install drains where necessary and to cause or permit drainage of surface waters over, and/or through any of the aforesaid lots.
- No animal or fowl shall be kept or maintained on said property, but nothing herein shall be construed to prevent or prohibit the owner from keeping as a domestic pet, cats, dogs, or birds.
- No house trailers shall be allowed at any time.
- No obstruction shall be allowed to extend more than eight (8) feet from side of canals, including boats or barges.
- All wells shall be located within fifty (50) feet of the front line.
- No part of any septic tank or drain field shall be situated closer than 100 (one hundred) feet from any well; that is all parts of any septic tank system must be a least 100 feet from the well nearest to it.
- All driveways shall be equipped with culverts where same cross road-side ditches; all culverts shall be at least 18 inches in diameter, and shall be of standard strength road-way type concrete culvert pipe, or of standard corrugated metal culvert pipe.
- These covenants shall run with the land, and subject to the condition same shall not be altered, changed, amended or revoked before January, 1965, same may be thereafter, and from time to time, changed, altered, amended or revoked, in whole or in part, whenever the owners of at least sixty per centum (60%) of the residential lots so agree in writing.

RESTRICTIONS

1. No part of any septic tank or drain field shall be situated closer than 100 (one hundred) feet from any well; that is all parts of any septic tank system must be a least 100 feet from the well nearest to it.

2. All driveways shall be equipped with culverts where same cross road-side ditches; all culverts shall be at least 18 inches in diameter, and shall be of standard strength road-way type concrete culvert pipe, or of standard corrugated metal culvert pipe.

3. These covenants shall run with the land, and subject to the condition same shall not be altered, changed, amended or revoked before January, 1965, same may be thereafter, and from time to time, changed, altered, amended or revoked, in whole or in part, whenever the owners of at least sixty per centum (60%) of the residential lots so agree in writing.

4. No animal or fowl shall be kept or maintained on said property, but nothing herein shall be construed to prevent or prohibit the owner from keeping as a domestic pet, cats, dogs, or birds.

5. No residence of less than 800 square feet, including porch area, shall be erected or constructed on each lot.

6. There shall be no building, porch or projection extending nearer than fifty (50) feet from the front line of any lot or within fifteen (15) feet from the property line of any abutting property owner.

7. Property is subject to the right to locate and install drains where necessary and to cause or permit drainage of surface waters over, and/or through any of the aforesaid lots.

8. Property is subject to the right to install and service electric lines, telephone lines, gas and water mains, over and upon any and all lots, streets, rights-of-way, beaches or recreation areas, or the right to license or permit the same to be done.

9. The premises are conveyed and shall be used exclusively for residential purposes, except as to those lots designated as business or commercial areas on the maps of BAY HAVEN, and no more than one single family dwelling house may be erected on each residential lot, nor more than one other building for garage or storage purposes in connection therewith.

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