

DECLARATION
OF PROTECTIVE COVENANTS
FOR
LANIER LAKES SUBDIVISION

(The Willows & Grand Point)

Contents

BACKGROUND STATEMENT 1

ARTICLE I 1

 Definitions..... 1

ARTICLE II 4

 Property Subject to This Declaration 4

 Section 1. Property Hereby Subjected To this Declaration..... 4

 Section 2. Other Property 4

ARTICLE III 4

 Association Membership and Voting Rights 4

 Section 1. Membership. 4

 Section 2. Voting..... 4

ARTICLE IV 5

 Assessments..... 5

 Section 1. Purpose of Assessment..... 5

 Section 2. Type of Assessments..... 5

 Section 3. Creation of Lien and Personal Obligation for Assessments..... 5

 Section 4. Budget. 6

 Section 5. Special Assessments. 6

 Section 6. Lieu for Assessments. 7

 Section 7. Effect of Non-payment of Assessments; Remedies of the Association. 7

 Section 8. Assessment Obligation of Declarant..... 8

Section 9. Specific Assessments.....	8
Section 10. Exempt Property.....	9
Section 11. Waiver of Assessments.....	9
ARTICLE V.....	9
Maintenance: Conveyance of Common Property by Declarant to Association.....	9
Section 1. Association’s Maintenance Responsibility.....	9
Section 2. Owner’s Maintenance Responsibility.....	9
Section 3. Party Walls and Party Fences.....	10
Section 4. Conveyance of Common Property by Declarant to Association.....	11
Section 5. Additional Improvements.....	11
ARTICLE VI.....	11
Use Restrictions and Rules.....	11
Section 1. General.....	11
Section 2. Beginning Date and Size for Construction of Homes.....	12
Section 3. Residential Use.....	12
Section 4. Signs.....	12
Section 5. Vehicles and Garages.....	12
Section 6. Leasing.....	13
Section 7. Occupants Bound.....	13
Section 8. Animals and Pets.....	14
Section 9. Nuisance.....	14
Section 10. Unsightly or Unkempt Conditions.....	14
Section 11. Architectural Standards.....	15
Section 12. Antennas.....	16

Section 13. Tree Removal.....	17
Section 14. Drainage.....	17
Section 15. Site Distance at Intersections.....	17
Section 16. Clotheslines, Garbage Cans, Woodpiles, Etc.....	17
Section 17. Subdivision of Residence.....	17
Section 18. Guns.....	18
Section 19. Fencing.....	18
Section 20. Lakes.....	18
Section 21. Utility Lines.....	19
Section 22. Air Conditioning Units.....	19
Section 23. Lighting.....	19
Section 24. Artificial Vegetation, Exterior Sculpture, and Similar Items.....	19
Section 25. Energy Conservation Equipment.....	19
Section 26. Above-Ground Swimming Pools.....	19
Section 27. Driveways.....	19
Section 28. Exteriors.....	19
Section 29. Window Coverings.....	20
Section 30. Chimneys.....	20
Section 31. Mailboxes.....	20
Section 32. Landscaping.....	20
Section 33. Screening of Heating and Cooling Units.....	21
Section 34. Storage Tanks.....	21
Section 35. Corner Lots.....	21
Section 36. Basketball Goals.....	21

Section 37. Specific Subdivision Restrictions as to Lanier Lakes Subdivision.21

Section 38. Restriction as to Contractors or Builders.21

Section 39. Right of Board to Waive Use Restrictions and Rules.22

ARTICLE VII 22

 Prohibition of Timesharing22

ARTICLE VIII 22

 Insurance and Casualty Losses.....22

 Section 1. Insurance22

 Section 2. Property Insured by Association: Damage and Destruction.24

 Section 3. Property Insured by Owners’ Damage and Destruction.25

 Section 4. Insurance Deductible.....25

ARTICLE IX..... 25

 Condemnation25

ARTICLE X 26

 Annexation of Additional Property26

 Section 1. Unilateral Annexation by Declarant.....26

ARTICLE XI..... 26

 Mortgagee Provisions26

 Section 1. Notices of Action.26

 Section 2. Special Federal Home Loan Mortgage Corporation Provisions.27

 Section 3. No Priority.....28

 Section 4. Notice to Association.28

 Section 5. Amendment by Board.28

 Section 6. Veterans Administration Approval.28

Section 7. Applicability of Article XI.....	29
Section 8. Failure of Mortgagee to Respond.....	29
ARTICLE XII	29
Easements	29
Section 1. Easements for Encroachment and Overhang.	29
Section 2. Easements for Use and Enjoyment of Common Property.....	29
Section 3. Reserved Easement for the Provision of Services to the Community.....	31
Section 4. Easement for Entry.....	32
Section 5. Easement for Lake Maintenance.	32
Section 6. Easement for Property Maintenance along Lake.	33
ARTICLE XIII	33
General Provisions.....	33
Section 1. Enforcement.....	33
Section 2. Self-Help.	33
Section 3. Duration.	33
Section 4. Amendment.....	34
Section 5. Partition.....	35
Section 6. Gender and Grammar.....	35
Section 7. Severability.	35
Section 8. Captions.	35
Section 9. Perpetuities.....	35
Section 10. Indemnification.	36
Section 11. Construction and Sale Period.....	36
Section 12. Books and Records.....	37

Section 13. Audit.....	37
Section 14. Notice of Sale.....	38
Section 15. Estoppel Certificate.....	38
Section 16. Agreements.....	38
Section 17. Implied Rights.....	38
Section 18. Deviations.....	38
Section 19. Use of Word “Lanier Lakes.”.....	38

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**DECLARATION
OF PROTECTIVE COVENANTS
FOR
LANIER LAKES SUBDIVISION**

THIS DECLARATION is made on the date hereinafter set forth by Adams Homes of Alabama, L.L.C. (hereinafter referred to as “Declarant”).

BACKGROUND STATEMENT

Declarant is the owner of the real property described in Article II, Section 1, of this Declaration.

Declarant desires to subject the real property described in Article II, Section 1, hereof to the provisions of this Declaration to create a residential community and to provide the mechanism for the subjecting of other real property to the provisions of this Declaration.

Declarant intends by this Declaration to impose mutually beneficial restrictions under a general plan of improvement for the benefit of all owners or property subject to, or hereinafter subject to, these protective covenants. Declarant desires to establish a method for the maintenance, preservation, use and enjoyment of the property that is now or hereafter subjected to this Declaration.

Declarant hereby declares that the real property described in Article II, Section 1, of this Declaration, including the improvements constructed or to be constructed hereon, is hereby subjected to the provisions of this Declaration and shall be held, sold, transferred, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to the covenants, conditions, restrictions, easements, assessments, and liens, hereinafter set forth, which are for the purpose of protecting the value and desirability of, and which shall run with the title to, the real property hereby or hereafter made subject hereto, and shall be binding on all persons having any right, title, or interest in all or any portion of the real property now or hereafter made subject hereto, their respective heirs, legal representatives, successors, successors-in-title, and assigns and shall inure to the benefit of each and every owner and occupant of all or any portion thereof.

ARTICLE I

Definitions

Unless the context shall prohibit, certain words used in this Declaration shall have the definition meaning set forth as follows:

(a) “Association” shall mean and refer to Lanier Lakes Homeowners’ Association, Inc., an Alabama non-profit corporation, its successors and assigns.

(b) “Association Expense” shall mean and include the actual and estimated expenses of operating the Association, both for general and special purposes, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to the Declaration, the Bylaws, and the Articles of Incorporation.

(c) “Board of Directors” or “Board” shall mean the governing body of the Association, and the Board shall have such duties as are provided in the Declaration, the Bylaws, and the Articles of Incorporation.

(d) “Bylaws” shall refer to the bylaws of the Association; as such documents may be amended from time to time.

(e) “Certificate of Occupancy” shall mean any required certification issued by the appropriate governmental authorities as a prerequisite to occupancy of any Residence.

(f) “Common Property” shall mean any and all real and personal property and easements and other interests herein, together with the facilities and improvements located thereon, now or hereafter owned by the Association for the common use and enjoyment of the Owners and Occupants, whether located within or without the boundaries of the Community.

(g) “Community” shall mean and refer to that certain real property and interests therein described in Exhibit “A” attached hereto, and such additions thereto of other real property as may be made by the Association or the Declarant by Supplementary Declaration.

(h) “Community-Wide Standard” shall mean the standard of conduct, maintenance, or other activity generally prevailing in the Community. Such standard may be more specifically determined by the Board of Directors of the Association and by committees required or permitted to be established

pursuant to the Declaration and Bylaws. Such determination, however, must be consistent with the Community-Wide Standard originally established by the Declarant.

(i) “Declarant” shall mean and refer to Adams Homes of Alabama, L.L.C., and its successors-in-title and assigns, provided any such successors-in-title or assigns shall acquire for the purpose of development or sale all or any portion of the remaining undeveloped or unsold portions of the Community or any land adjacent to Lanier Lakes Subdivision; provided, further, in the instrument of conveyance to any such successor-in-title or assign, such successor-in-title or assign is designated as the “Declarant” hereunder by the grantor of such conveyance, which grantor shall be the “Declarant” hereunder at the time of such conveyance; provided, further, upon such designation of such successor Declarant, all rights of the former Declarant in and to such status as “Declarant” hereunder shall cease, it being understood that as to all of the property described in Exhibit “A” attached hereto, and the adjacent lands thereto, which are now or hereafter subjected to this Declaration, there shall be only one (1) person or legal entity entitled to exercise the rights and powers of the “Declarant” hereunder at any one point in time.

(j) “Declaration” shall mean this Declaration of Protective Covenants for Lanier Lakes Subdivision; as such document may be amended from time to time.

(k) “General Assessments” shall mean assessments levied for Association Expenses determined by the Board to benefit all Owners and Occupants. Such assessment shall be allocated among all Residences in the Community.

(l) “Lanier Lakes Subdivision” shall mean Lanier Lakes Subdivision, as recorded in Plat Book ____ at Page ____, in the Office of the Judge or Probate of Madison County, Alabama.

(m) “Lake Lot Owner” shall mean the owner of any residence whose rear property line abuts a lake, if any, within the Community (or a lake made available for the use and enjoyment of owners and occupants within the Community) or whose rear property line would abut such lake if the strip of land between such property line and such lake, including, but not limited to, and any Common Property, was owned by the owner of such residence.

(n) “Lot” shall mean the platted and subdivided land within Lanier Lakes Subdivision, designated by Lot and Block to be sold and conveyed by Declarant to an Owner for the use by Owner of constructing a single family “Residence” on said lot as platted, subdivided, and designated.

(o) "Majority" means those eligible votes, Owners, or other group as the context may indicate totaling more than fifty (50%) of the total eligible number.

(p) "Member" shall mean a person that is a member of the Association as provided in the Declaration.

(q) "Mortgage" means any mortgage, deed of trust, and any and all other similar instruments used for the purpose of conveying or encumbering real property as security for the payment or satisfaction of an obligation.

(r) "Mortgagee" shall mean the holder of a Mortgage.

(s) "Occupant" shall mean any Person occupying all or any portion of a Residence or other property located within the Community for any period of time, regardless of whether such Person is a tenant of the Owner of such property.

(t) "Owner" shall mean the record owner, whether one (1) or more Persons, of the fee simple title to any real property located within the Community, including contract sellers, excluding; however, any Person holding such interest merely as security for the performance or satisfaction of any obligation and excluding contract purchasers, their subsequent grantor, successor, or assign.

(u) "Person" means any natural person, as well as a corporation, joint venture, partnership (general or limited), association, trust, or other legal entity.

(v) "Residence" shall mean a portion of the Community designated on an approval layout plan or subdivision plat, as more particularly described below, for any type of independent use and occupancy as a residence by a single family. For example, each single family detached home shall constitute a Residence; each condominium unit in a condominium development shall constitute a Residence; each Apartment Unit in an Apartment Complex shall constitute a Residence; and each town home or cluster home unit in an attached or semi-attached housing development shall constitute a Residence. The foregoing examples are set out by way of illustration and not in limitation of the term "Residence". Residence shall include all portions of the land owned, as well as any structure thereon, as described above. A Residence shall come into existence on the earliest date of the happening of any of the following events: (1) when a Certificate of Occupancy is issued by the proper governing authority; (2) in the case of a subdivision, the expiration of two (2) years from the date the subdivision is accepted for maintenance by the applicable governmental entity (unless made earlier by contract with the Owner).

(w) "Supplementary Declaration" shall mean an amendment to the Declaration subjecting additional property to the Declaration.

ARTICLE II Property Subject to This Declaration

Section 1. Property Hereby Subjected To this Declaration. The real property which is, by the recording of this Declaration, subject to the covenants and restrictions hereinafter set forth and which, by virtue of the recording of this Declaration, shall be held, transferred, sold, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to this Declaration is the real property described in Exhibit "A", attached hereto and by reference made a part hereof.

Section 2. Other Property. Only real property described in Section 1 of this Article II is hereby made subject to this Declaration; provided, however, by one (1) or more Supplementary Declarations, Declarant has the right, but not the obligation, to subject real property this Declaration as hereinafter provided in Article X.

ARTICLE III Association Membership and Voting Rights

Section 1. Membership. Every Owner shall be deemed to have a membership in the Association. Membership shall be appurtenant to and may not be separated from ownership. The Association shall be comprised of the Owners and the Board it elects through its Bylaws as it may establish. The Association must establish Bylaws within one (1) year after Lanier Lakes Subdivision is platted and recorded at the Office of the Judge of Probate of Madison County, Alabama. The initial Board of Directors shall be comprised of Williams Spriggs, Wes Alford, and Barbara Breland, who shall remain on said Board until Declarant has sold all lots in Lanier Lakes Subdivision, at which time the Association shall be called to hold a special election to elect new Board members as per the Bylaws of the Association.

Section 2. Voting. Owners shall be entitled to one (1) vote for each Residence owned. When more than one (1) Person holds an ownership interest in any Residence, the vote for such Residence shall be exercised as those Owners themselves determine. In the event of a dispute, the vote shall be suspended

if more than one (1) Person seeks to exercise it. Those Owners of property, if any, which are exempt from assessments as provided in Article IV, Section 11, hereof are Members of the Association and are subject to the provisions of this Declaration, but are not Owners of Residences and shall not, therefore, be entitled to vote.

An Owner's right to vote may be suspended as provided in Article XII, Section 2, of this Declaration.

ARTICLE IV Assessments

Section 1. Purpose of Assessment. The assessments provided for herein shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefits, and enjoyment of the Owners and Occupants in the Community, including the maintenance of real and personal property, all as may be more specifically authorized from time to time by the Board of Directors.

Section 2. Type of Assessments. Each Owner of any lot, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, covenants and agrees to pay to the Association: (a) General Assessments; (b) Special Assessments which are such assessments to be established and collected as hereinafter provided in Article IV, Section 5; and (c) Specific Assessments against any particular Residence which are established pursuant to the terms of this Declaration, including, but not limited to, those assessments established by Article IV, Section 10, and Article V, Section 2, hereof add reasonable fines as may be imposed in accordance with the terms of the Declaration and Bylaws, General Assessments shall be One Hundred Fifty (\$150.00) Dollars per Calendar Year due on October 1 of each Calendar Year payable in advance. The first year's General Assessment shall be due at the closing of the sale of a Lot to an Owner with the General Assessment being prorated through October 1 of that Calendar Year.

Section 3. Creation of Lien and Personal Obligation for Assessments. All assessments, with a late charge as set forth in Article IV, Section 7, costs, and reasonable attorneys' fees actually incurred, shall be a charge on the land and shall be a continuing lien upon the Residence or Lot against which each assessment is made unless such assessment is paid within thirty (30) days after such assessment is due, which due date is set forth in Article IV, Section 2, or as may be otherwise determined

by the Board when special or specific assessments are made pursuant to Article IV, Section 2, and Article IV, Section 5. Each such assessment, together with late charges, interest, costs, and reasonable attorneys' fees actually incurred, shall also be the personal obligations of the Person who was the Owner of such Lot or Residence at the time the assessment fell due. Each such Owner shall be personally liable for his/her portion of each assessment coming due while he/she is the Owner of a Lot or Residence, and his/her grantee shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance; provided, however, the liability of a grantee for the unpaid assessment of its grantor shall not apply to any first Mortgage holder taking title through foreclosure proceedings or deed in lieu of foreclosure.

General Assessments and other assessments, unless otherwise provided by the Board, shall be paid in annual, semi-annual, or quarterly installments of the Board determines.

Section 4. Budget. It shall be the duty of the Board to prepare a budget covering the estimated costs of operating the Association during the coming year, which may include a capital contribution or reserve. The Board shall cause the budget and the assessments to be levied against each Lot or Residence for the following year to be delivered to each Owner at least thirty (30) days prior to the end of the current calendar year. The Board may not, without the consent of Declarant (so long as Declarant has an option to unilaterally subject additional property to this Declaration as provided in Article X hereto) and the vote or written assent of at least a Majority of the total Association vote entitled to vote thereon, impose a General Assessment per Lot or Residence which is more than one hundred twenty (120%) percent of the General Assessment for the immediately preceding fiscal year. In the event that the Board fails for any reason to so determine the budget for the succeeding year, then, and until such time as a budget shall have been determined, as provided herein, the budget in effect for the current year shall continue for the succeeding year.

Section 5. Special Assessments. In addition to the other assessments authorized herein the Board may levy special assessments in any year. So long as the total amount of special assessments allocable to each Lot or Residence does not exceed the amount of the current General Assessment in any one (1) calendar year, the Board may impose the special assessment. Any special assessment which would cause the amount of special assessments allocable to any Lot or Residence to exceed this limitation shall be effective only if approved by a majority of the total Association vote entitled to vote thereon and

so long as the Declarant has in option to unilaterally subject additional property to this Declaration as provided in Article X hereof, and with the consent of Declarant. Special assessments shall be paid as determined by the Board, and the Board may permit special assessments to be paid in installments extending beyond the fiscal year in which the special assessment is imposed.

Section 6. Lieu for Assessments. All sums assessed against any property subject to this Declaration pursuant to this Declaration, together with late charges, interest, costs, and reasonable attorneys' fees actually incurred, as provided herein, shall be secured by a lien on such property in favor of the Association. Such lien shall be superior to all other liens and encumbrances on such property, except for (a) liens of ad valorem taxes; and (b) liens for all sums unpaid on a first Mortgage.

All other Persons acquiring liens or encumbrances on any property subject to this Declaration after this Declaration shall have been recorded in the records of the Office of the Judge of Probate, Madison County, Alabama shall be deemed to consent that such liens or encumbrances shall be inferior to future liens for assessments, as provided herein, whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances.

Section 7. Effect of Non-payment of Assessments; Remedies of the Association. Any assessments which are not paid in full by the date specified by the Board (the "Due Date") shall be delinquent. Any delinquent assessment shall incur a late charge of Five and No/100 Dollars (\$5.00) per day, or in such amount as the Board may from time to time determine. If the assessment is not paid when due, a lien, as herein provided, shall attach and, in addition, the lien shall include the late charges, interest on the principal amount due, and all late charges from the date due and payable, all costs of collection, reasonable attorneys' fees actually incurred, and any other amounts provided or permitted by law. In the event that the assessment remains unpaid after ninety (90) days, the Association may, as the Board shall determine, institute suit to collect such amounts and to foreclose its lien. Each Owner, by acceptance of a deed or as a party to any other type of conveyance, vests in the Association and its agents the right and power to bring all actions against him/her, personally, for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this Article shall be in favor of the Association and shall be for the benefit of all other Owners. The Association, acting through the Board and on behalf of the Owners, shall have the power to bid at any foreclosure sale or to acquire, hold, lease, mortgage, or convey foreclosed property. No Owner

may waive or otherwise exempt himself from liability for the assessment provided for herein, including, by way of illustration, but not limitation, by on-use of Common Property, or abandonment of the Residence. No diminution or abatement of assessment or set-off shall be claimed or allowed by reason of any alleged failure of the Association or Board to take some action or perform some function required to be taken or performed by the Association or Board under this Declaration or the Bylaws, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken to comply with any law, ordinance, or with any order or directive of any municipal or other governmental authority, the obligation to pay assessments being a separate and independent covenant on the part of each Owner.

All payments shall be applied first to costs and attorneys' fees, then to late charges, then to interest and then to delinquent assessments.

Section 8. Assessment Obligation of Declarant. The Board is specifically authorized to enter into such advance payment contracts with Declarant or other entities as may be mutually agreed to for the payment of some portion of the Association Expenses; provide, however, the Veterans Administration shall be advised of an approve any form of such contract entered into between the Declarant and the Association if the Veterans Administration is guaranteeing any Mortgage in the Community. Such contract or contracts shall be for the benefits of and enforceable by the Association.

Section 9. Specific Assessments. The Board shall have the power to specifically assess pursuant to this Section as, in its discretion, it shall deem appropriate. Failure of the Board to exercise its authority under this Section shall not be grounds for any action against the Association or the Board and shall not constitute a waiver of the Board's right to exercise its authority under this Section in the future with respect to any expenses, including an expense for which the Board has not previously exercised its authority under this Section. The Board may specifically assess Residences for the following expenses, except for expenses incurred for maintenance and repair of items which are the maintenance responsibility of the Association as provided herein:

(a) Expenses of the Association which benefit less than all of the Residences may be specifically assessed equitably among all of the Residences which are benefited according to the benefit received.

(b) Expenses of the Association which benefit all Residences, but which do not provide an equal benefit to all Residences, may be specifically assessed equitably among all Residences according to the benefit received.

Section 10. Exempt Property. The following property shall be exempt from General Assessments and special and specific assessments:

(a) All property dedicated to and accepted by any governmental authority or public utility, including, without limitation, public schools, public streets, public parks, roads, rights-of-way, streets and easements; and

(b) All property owned by non-profit organizations and restricted for use as private schools or churches; provided, however, the availability of the exemption for such non-profit organizations is contingent upon prior approval by the Board.

Section 11. Waiver of Assessments. The Declarant and/or Board reserve the right to waive any assessment as may come due from an Owner for special circumstances shown.

ARTICLE V

Maintenance: Conveyance of Common Property by Declarant to Association

Section 1. Association's Maintenance Responsibility. The Association shall maintain and keep in good repair the Common Property. This maintenance shall include, without limitation, maintenance, repair, and replacement, subject to any insurance then in effect, of all landscaping and improvements situated on the Common Property. In addition, if the following property exists in the Community, the Association may, as determined by the Board, maintain part or all of such property, regardless of whether it is Common Property, Community hiking and biking trails; Community dock areas; grass and other landscaping along dedicated rights-of-way; sedimentation ponds; Community entrance features; and lakes and dams.

The Association shall also have the right, but not the obligation, to maintain and provide services for other property not owned by the Association, whether located within or outside the boundaries of the Community, and to enter into leases, easements and covenants and agreements to share costs regarding such property (and any other property) where the Board has determined that this would benefit Owners.

The foregoing maintenance costs shall be assessed as a part of the General Assessment or specific assessments, as determined by the Board in accordance with this Declaration.

The foregoing maintenance shall be performed consistent with the Community-Wide Standard.

Section 2. Owner's Maintenance Responsibility. Each Owner shall maintain or cause to be maintained in a safe, clean, and attractive condition all property subject to this Declaration which is

owned directly or indirectly by such Owner in a manner consistent with the Community-Wide Standard and this Declaration. Such maintenance obligation shall include, without limitation, the following: Prompt removal of all litter, trash, refuse, and waste; lawn mowing on a regular basis; tree and shrub pruning; watering landscaped areas; keeping improvements, exterior lighting, and maintenance facilities in good repair and working order; keeping lawn and garden areas alive, free of weeds, and attractive; keeping driveways in good repair; complying with all governmental health and police requirements; and repair of exterior damages to improvements. Lake Lot Owners shall, in addition, maintain as described above the property located between the lake elevation and the property line of such Owners.

In the event that the Board determines that (a) any Owner or designee of the Owner, as designees is defined below, has failed or refused to discharge properly his obligations with regard to the maintenance, repair, or replacement of items for which he is responsible hereunder; or (b) that the need for maintenance, repair, or replacement, which is the responsibility of the Association hereunder, is caused through the willful or negligent act of an Owner, his or her family, guests, lessees, invitees, or designees then, the Association may perform the repair, replacement or maintenance and shall, except in the event of any emergency situation, give the Owner or designee written notice of the Association's intent to provide such necessary maintenance, repair, or replacement, at the Owner's or the Owner's designee's sole cost and expense. The notice shall set forth with reasonable particularity the maintenance, repairs, or replacement deemed necessary. The Owner or his designee shall have ten (10) days within which to complete such maintenance, repair, or replacement, or, in the event that such maintenance, repair, or replacement is not capable of completion within a ten (10) day period, to commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Association may provide any such maintenance, repair, or replacement at Owner's sole cost and expense, and all costs shall be treated as a specific assessment against the Owner and the property owned by the Owner.

Section 3. Party Walls and Party Fences. Each wall or fence built as a part of the original construction of the Residences which shall serve and separate any two (2) adjoining Residences shall constitute a party wall or fence and, to the extent not inconsistent with the provisions of this Section, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

The cost of reasonable repair and maintenance of a party wall or fence shall be shared by the Owners who make use of the wall or fence in equal proportions.

In the event of any dispute arising concerning a party wall or fence, or under the provisions of this Section, each party shall appoint one (1) arbitrator. Should any party refuse to appoint an arbitrator within ten (10) days after written request therefore by the Board, the Board shall appoint an arbitrator for the refusing party. The arbitrators thus appointed shall appoint one (1) additional arbitrator and the decision by a majority of all three (3) arbitrators shall be binding upon the parties and shall be a condition precedent to any right of legal action that either party may have against the other.

Section 4. Conveyance of Common Property by Declarant to Association. The Declarant may transfer or convey to the Association any personal property and any improved or unimproved real property, leasehold, easement, or other property interest which is or may be subjected to the terms of this Declaration. Such conveyance shall be accepted by the Association, and the property shall thereafter be Common Property to be maintained by the Association. Declarant shall have the right, without limitation, to include Lakes and Dams in the property that may be conveyed by Declarant and which shall be accepted by the Association.

Section 5. Additional Improvements. Declarant shall not be required to make any improvements whatsoever to property to be conveyed and accepted pursuant to this Section including, without limitation, dredging or otherwise removing silt from any lake that may be conveyed.

ARTICLE VI Use Restrictions and Rules

Section 1. General. This Article, beginning at Section 2, sets out certain use restrictions which must be complied with by all Owners and Occupants. These use restrictions may only be amended in the manner provided in Article XIII, Section 4, hereof regarding amendment of this Declaration. In addition, the Board, by a two-thirds (2/3) vote, may, from time to time, without consent of the Members, promulgate, modify, or delete other use restrictions and rules and regulations applicable to the Community not in conflict with Article VI, Sections 2 through 39 set forth herein below. This authority shall include, but shall not be limited to, the right to limit the type and size of vehicles within the Community and to set the maximum and minimum speeds of vehicles on private streets within the

Community and to impose all other necessary traffic and parking regulations and to restrict the maximum noise levels of vehicles in the Community. The Board may also restrict certain portions of the recreational facilities administered by the Association to adults only. Such use restrictions and rules shall be distributed to all Owners and Occupants prior to the date that they are to become effective and shall thereafter be binding upon all Owners and Occupants until and unless overruled, cancelled, or modified in a regular or special meeting by a Majority of the total Association vote entitled to vote thereon and, so long as the Declaration has an option to unilaterally subject additional property to this Declaration as provided in Article X hereof, the consent of Declarant.

Section 2. Beginning Date and Size for Construction of Homes. It is deemed that construction shall have begun when a building permit is obtained from the applicable governmental entity by the Owner, or his subsequent grantors, successors, or assigns. If the Owner fails to begin construction of a single family home on the lot within said time then, in that event, the Declarant shall have the right or option to repurchase the lot at the same purchase price as originally paid by the Owner or the Owner's grantee to Declarant.

Section 3. Residential Use. All Residences shall be used for single-family residential purposes exclusively. No business or business activity shall be carried on in or upon any Residence at any time except with the written approval of the Board. Leasing of a Residence shall not be considered a business or business activity. However, the Board may permit Residence to be used for business purposes so long as such business, in the sole discretion of the Board, does not otherwise violate the provisions of the Declaration or Bylaws, and does not create a disturbance. The Board may issue rules regarding permitted business activities.

Section 4. Signs. No sign of any kind shall be erected by an Owner or Occupant within the Community without the prior written consent of the Architectural Review Committee. Notwithstanding the foregoing, the Board shall have the right to erect reasonable and appropriate signs, and "For Sale" and "For Rent" signs consistent with the Architectural Guidelines may be erected upon any Residence.

Section 5. Vehicles and Garages. The term "vehicles", as used herein, shall include, without limitation, motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, trucks, campers, buses, vans, and automobiles. Unless and except to the extent that the Occupants of a Residence shall have more vehicles than the number of parking areas serving their Residence, all vehicles shall be parked

within such parking areas. Where the Residence contains a garage, “parking areas” shall refer to the number of garage parking spaces.

No vehicle may be left upon any portion of the Community, except in a garage or other area designated by the Board, for a period longer than five (5) days if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. After such five (5) day period, such vehicle shall be considered a nuisance and may be removed from the Community. Any towed vehicle, boat, recreational vehicle, motor home, or mobile home regularly stored in the Community or temporarily kept in the Community, except if kept in a garage or other area designated by the Board, for periods longer than twenty-four (24) hours each shall be considered a nuisance and may be removed from the Community. Trucks with mounted campers which are an Owner’s or Occupant’s primary means of transportation shall not be considered recreational vehicles, provided they are used on a regular basis for transportation and the camper is stored out of public view upon removal.

No motorized vehicles shall be permitted on pathways or unpaved Common Property except for public safety vehicles and vehicles authorized by the Board.

All single-family detached Residences shall contain, as a minimum, a two-car garage; carports shall not be permitted. Garage doors shall be kept closed at all times, except during times of ingress and egress from the garage. All detached garages must be connected to the dwelling structure by a breezeway or covered walkway.

Section 6. Leasing. Residences may be leased for residential purposes. All leases shall have a minimum term of six (6) months. All leases shall require, without limitation, that the tenant acknowledge receipt of a copy of the Declaration, Bylaws, use restrictions, and rules and regulations of the Association. The lease shall also obligate the tenant to comply with the foregoing and shall provide that in the event of noncompliance, the Board, in addition to any other remedies available to it, may evict the tenant on behalf of the Owner and specifically assess all costs associated therewith against the Owner and the Owner’s property.

Section 7. Occupants Bound. All provisions of the Declaration, Bylaws, and of any rules and regulations, use restrictions or design guidelines promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all Occupants even though Occupants are not specifically mentioned. Fines may be levied against Owners or Occupants. If a

fine is first levied against an Occupant and is not paid timely, the fine may then be additionally levied against the Owner.

Section 8. Animals and Pets. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Residence, with the exception of dogs, cats, or other usual and common household pets in reasonable manner, as determined by the Board; provided, however, those pets which are permitted to roam free, or in the sole discretion of the Board, endanger health, make objectionable noise, (including, but not limited to barking dogs) or constitute a nuisance or inconvenience to the Members or Occupants or the owner of any property located adjacent to the Community may be removed by the Board. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs which are household pets shall at all times whenever they are outside a Residence be on a leash or otherwise confined in a manner acceptable to the Board. Without prejudice to the Board's right to remove any such household pets, no household pet that has caused damage or injury may be walked in the Community. Animal control authorities shall be permitted to enter the Community to patrol and remove pets. Pets shall be registered, licensed, and inoculated as required by law.

Section 9. Nuisance. It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her property. No property within the Community shall be used, in whole or in part, for the storage of any property or thing that will cause such Residence to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on within the Community, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Community.

There shall not be maintained any plants or animals, or devise or thing of any sort whose activities or existence in noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community.

Section 10. Unsightly or Unkempt Conditions. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of

motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the Community.

Section 11. Architectural Standards. No exterior construction, alteration, addition, or erection of any nature whatsoever shall be commenced or placed upon any part of the Community, except such as is installed by the Declarant, or as is approved in accordance with this Section, or as is otherwise expressly permitted herein. Such exterior construction, etc. (“etc.” meaning alteration, addition, or erection of any nature whatsoever), shall be in accordance with Architectural Guidelines, shall have been submitted in writing to and approved by an Architectural Review Committee consisting of Williams Spriggs, Wes Alford, and Barbara Breland. Such Architectural Review Committee shall remain in existence and be comprised of these individuals, or their personal appointees, until all Lots are sold in the Lanier Lakes Subdivision and homes as per the Architectural Guidelines are constructed and completed on said Lots. The following items, without limitation, will be submitted to the Architectural Review Committee for new home construction: house plans, site plans, landscaping plans, and exterior color and material schedule. The Architectural Review committee may employ architects, engineers, or other persons necessary to enable the Committee to perform its review. The Architectural Review Committee may, from time to time, delegate any of its rights or responsibilities hereunder to one (1) or more duly licensed architects or other qualified persons, which shall have full authority to act on behalf of the committee for all matters delegated and in the event of such delegation, the applicant shall be required to pay any fees charged by such architects or other qualified persons.

In the event that the Architectural Review Committee fails to approved or to disapprove submitted plans and specifications within thirty (30) days after the plans and specifications have been submitted to it, approval will not be required, and this Section will be deemed to have been fully complied with. As a condition of approval under this Section, an Owner, on behalf of himself and his successors-in-interest, shall assume all responsibilities for maintenance, repair, replacement, and insurance to and on any change, modification, addition, or alteration. In the discretion of the Architectural Review Committee, an Owner may be made to verify such condition of approval by a recordable written instrument acknowledged by such Owner on behalf of himself and his successors-in-interest. The Architectural Review Committee shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations, and it shall be entitled to stop any construction in

violation of these restrictions. Any member of the Architectural Review Committee or Board, or its representatives, shall have the right, during reasonable hours and after reasonable notice, to enter upon any property to inspect for the purpose of ascertaining whether or not these restrictive covenants have been or are being complied with. Such Person or Persons shall not be deemed guilty of trespass by reason of such entry. In addition to any other remedies available to the Association, in the event of noncompliance with this Section, the Board may, as provided in Article XIII, Section 1, hereof, record in the appropriate land records a notice of violation naming the violating Owner.

Plans and specifications are not approved for engineering or structural design or quality of materials, and by approving such plans and specifications, neither the Architectural Review Committee, the members thereof, nor the Association assumes liability or responsibility therefore, nor for any defect in any structure constructed from such plans and specifications. Neither Declarant, the Association, the Architectural Review Committee, the Board, nor the officers, directors, members, employees, and agents of any other them, shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any Owner of property affected by these restrictions by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every Person who submits plans or specifications and every Owner agrees that he will not bring any action or suit against Declarant, the Association, the Architectural Review Committee, the Board, or the officers, directors, members, employees, and agents of any of them to recover any such damages and hereby releases, remises, quits, and covenants not to sue for all claims, demands, and causes of action arising out of or in connection with any judgment, negligence, or nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands, and causes of action not known at the time the release is given.

Section 12. Antennas. No exterior antennas of any kind shall be placed, allowed, or maintained upon any portion of the Community, including any Residence, without the prior written consent of the Board or its designee. No free-standing antennas whatsoever shall be placed on any Residence. The Board or its designee may approved the installation of radio antennas which do not protrude above the roof line of the Residence at its highest point and are not visible from the street in front of the Residence. Each Owner and Occupant acknowledges that this provision benefits all owners

and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of an outdoor antenna or similar device would be the most cost effective way to transmit or receive the signals sought to be transmitted or received.

Section 13. Tree Removal. No trees shall be removed without the express consent of the Board or its designee, except for (a) diseased or dead trees; (b) trees less than six (6) inches in diameter; (c) trees needing to be removed for safety reasons; or (d) trees in the immediate location of building approved by the Architectural Review Committee.

Section 14. Drainage. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Owner or Occupant may obstruct or re-channel the drainage flows after location and installation of drainage swells, storm sewers, or storm drains except with the permission of the Architectural Review Committee, Declarant hereby reserves a perpetual easement across all Community property for the purpose of altering drainage and water flow. Rights exercised pursuant to such reserved easement shall be exercised with a minimum of interference to the quiet enjoyment of affected property, reasonable steps shall be taken to protect such property, and damage shall be repaired by the Person causing the damage at its sole expense.

Section 15. Site Distance at Intersections. All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where this would create a traffic or sight problem.

Section 16. Clotheslines, Garbage Cans, Woodpiles, Etc. All clotheslines, garbage cans, woodpiles, swimming pool pumps, filters and related equipment, air conditioning compressors, and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. Declarant, however, hereby expressly reserves the right to dump and bury rocks and trees on property within the Community as needed for efficient construction and to allow developers and builders within the Community to bury rocks and trees removed from a building site on such building site. Trash, garbage, debris, or other waste matter of any kind may not be burned within the Community, except when done during the normal construction of a residence or by Declarant.

Section 17. Subdivision of Residence. No Residence shall be subdivided or its boundary lines changed except with the prior written approval of the Board or its designee. Declarant, however,

hereby expressly reserves the right to replat any Residence or Residences owned by Declarant during the time in which Declarant may annex property. Any such division, boundary line change, or replatting shall not be in violation of the applicable subdivision and zoning regulations.

Section 18. Guns. The use of firearms in the Community is prohibited. The term “firearms” includes BB guns, pellet guns, and firearms of all types.

Section 19. Fencing. No fence or fencing-type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the Community, including any Residence, without the prior written consent of the Architectural Review Committee, while such Committee is in existence or the Board or its designee after the Architectural Review Committee ceases to exist as indicated in Article VI, Section 11. Fences will be compatible with the home and have architectural interest and shall meet the Architectural Guidelines. No fence will be higher than six (6) feet from the final ground level to the top of the fence except by special permission of the Architectural Review Committee. The exterior side of the fence has to be finished; specifically, the structural characteristics must be covered. No rough sawn board of any kind will be used in the fence. All wood will be painted or opaque stained and maintained in a satisfactory manner. No chain link fence will be allowed within the subdivision. Fences, regardless of construction, will not be permitted any nearer to front lot line than the rear most corner of the dwelling except in special circumstances.

Except for approval privacy fences erected around pools and patios, there shall be no solid fences erected in the back yards of residences of Lake Lot Owners, nor any other structure closer than forty-five (45) feet from the edge of any lake. Notwithstanding the foregoing, such privacy fences and/or structures shall not in any event enclose or rest upon any of the Common Property. The intent of this regulation as related to Lake Lot Owners is to present an aesthetically pleasing, “non-walled off” appearance from, to, and in the vicinity of lakes. With approval of the Board, a four (4) foot high wrought iron fence may be erected.

Section 20. Lakes. This Section, Article XII, Sections 5 and 6 of this Declaration, and rules, use restrictions and design guidelines issued by the Board or its designee shall govern the use of such lakes, if any, as may exist in the Community or such lakes, if any, as are made available for the use of all Owners and Occupants in the Community and activities related thereto. Fishing shall be permitted so long as a license is obtained from the appropriate governmental authority. Swimming, ice skating, and

water skiing shall not be permitted, except as specifically approved by the Board. Unless approved by the Board or its designee, no Owner may construct a dock. Retaining walls and similar structures shall not be installed without the prior written approval of the Board or its designee. Except as may be approved by the Board or its designee, boats shall not be permitted on the lakes.

Section 21. Utility Lines. No overhead utility lines, including lines for cable television, shall be permitted within the Community, except for temporary lines as required during construction and lines installed by or at the request of Declarant.

Section 22. Air Conditioning Units. Except as may be permitted by the Architectural Review Committee or its designee, no window air conditioning units may be installed.

Section 23. Lighting. Except for approved lighting as originally installed on a Residence, exterior lighting visible from the street shall not be permitted, except for (a) two (2) decorative post lights; (b) a street light in conformity with an established street lighting program for the Community; (c) seasonal decorative lights at Christmas; or (d) front house illumination of model homes.

Section 24. Artificial Vegetation, Exterior Sculpture, and Similar Items. No artificial vegetation shall be permitted on the exterior of any property. Exterior sculpture, fountains, flags, and similar items must be approved by the Architectural Review Committee or its designee.

Section 25. Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the Architectural Review Committee or the Board, or its designee.

Section 26. Above-Ground Swimming Pools. Except as may be permitted by the Architectural Review Committee or its designee, above ground swimming pools shall not be erected.

Section 27. Driveways. Except as may be permitted by the Architectural Review Committee or its designee, driveways shall be constructed with concrete.

Section 28. Exteriors. Except as may be permitted by the Architectural Review Committee or its designee, the exterior of all improvements including, without limitation, Residences, must be repainted in a color used in the original construction of Residences within the Community. No Residence exterior shall be constructed of untreated wood. All such wood exteriors shall be painted or specifically approved by the Architectural Review Committee.

Section 29. Window Coverings. The portion of all window coverings visible from the exterior of any Residence shall be white or off-white or neutral unless otherwise prior approved by the Board or its designee. Aluminum foil on window panes, mirrored or reflective glass is not allowed.

Section 30: Chimneys. All chimneys that are on the exterior wall must have either brick or stone on the three (3) exterior sides of the chimney. Interior chimneys may have either a siding or stucco product on all four (4) sides of the chimney.

Section 31. Mailboxes. Only approved mailboxes can be installed in the community as per the Architectural Guidelines.

Section 32. Landscaping. The purpose of this restriction is to promote landscape development of single family residential lots that will preserve and appreciate the value of the development by promoting a high quality, cohesive level of landscaping. These requirements may be altered or amended at the discretion of the Architectural Review Committee.

Guideline for Landscaping Planning:

- (a) Existing vegetation and trees should be preserved whenever possible to provide screening and lend an established feeling to the Community.
- (b) Shrubs should be well distributed, but not necessarily evenly spaced. Shrubs may be used for screening and to minimize the visual impact of driveways and parking areas.
- (c) Earthen berms may be used to create a sense of enclosure and to screen driveways, especially if planted with shrubbery.
- (d) Unified mulched planting beds edged in materials such as brick, steel, or wood look neat longer and their shape is preserved.
- (e) Exterior building material colors should be considered when selecting flowering trees and shrubs so that colors will not compete with or negate each other.
- (f) All trees greater than six (6) inches in diameter at breast height shall be preserved, unless removal of them is part of an approved plan.
- (g) The lot shall be completely landscaped. However, planned natural areas will be allowed, provided that the lawn and the natural area form a cohesive whole.
- (h) Driveways shall coordinate with topography and existing vegetation to preserve all trees greater than six (6) inches in diameter at breast height. "Straight line" driveways should be avoided.
- (i) Each lot Owner must submit a landscaping plan and must completely install such plan within ninety (90) days of occupying the Residence. Additionally, each lot Owner must maintain his lawn in as good or better condition than his original landscaping plan. It is not the intention of the Architectural Review Committee to monitor every planting in Lanier Lakes, but if a lawn, at the sole discretion of the Architectural Review Committee, has deteriorated and/or was never installed properly, then the Lot Owner will be required to bring his/her Lot into compliance with the guidelines.

Section 33. Screening of Heating and Cooling Units. All exterior heat and air conditioning compressors or air handles must be screened from view. This can be accomplished with either vegetation, brick and/or stone. If vegetation is used, it must create a walled off effect. The screening is encouraged on all sides of the equipment, but is required on the front and side of the equipment.

Section 34. Storage Tanks. Any storage tank must be approved by the Architectural Review Committee and, if approved, must be buried, or, if they are less than fifty-gallon capacity, may, with the Architectural Review Committee's approval, be installed above ground, if properly screened.

Section 35. Corner Lots. All corner lots shall be built either parallel to both streets and in the case the Residence is built parallel to one of the streets, the garage must face the interior lot so that no garage shall face any street at a ninety-degree angle.

Section 36. Basketball Goals. No basketball goals may be erected or constructed on the front of any Lot. Only Architectural Review Committee approved basketball goals may be erected or constructed on the rear portion of any Lot.

Section 37. Specific Subdivision Restrictions as to Lanier Lakes Subdivision.

- (a) All dwellings and permitted accessory buildings constructed on the lots of said subdivision shall have an exterior of brick or vinyl.
- (b) Roofs of dwellings constructed on all of said lots shall be of architectural-grade shingles.
- (c) Dwellings constructed on the lots with road frontage of sixty feet (60') or less shall have at least one thousand three hundred (1,300) square feet of heated area and dwellings constructed on lots with road frontage of more than sixty feet (60') shall have at least twenty-one hundred (2,100) square feet of heated area.
- (d) The main body of all dwellings shall have a roof pitch of 7/12 or greater.

Section 38. Restriction as to Contractors or Builders. The construction of dwellings or homes within the Subdivision shall be performed by Builders or Contractors as approved, in writing, by the Board. The Owner must obtain written approval for use of a Builder or Contractor from the Board prior to beginning of construction of a home on the Owner's Lot. The Board may, from time to time, maintain a list of pre-approved Builders or Contractors from which an Owner may choose. It is the specific intent of the Declarant and the Association that the Covenant be implemented and enforced in order that homes as constructed are constructed by Builders or Contractors who consistently attempt to

build homes on the basis of quality and in a timely manner. This Covenant is not meant to imply or express an opinion by the Declarant or the Board as to the Builders' or Contractors' qualifications. In addition, this Covenant is not to be construed as an implication, suggestion or statement that the Builders or Contractors as approved by the Board are acting agents, servants or employees of the Board or the Declarant or for any member of the Board, nor is it to be construed that such Builders or Contractors are subject to the right of control of the Board or its members.

Section 39. Right of Board to Waive Use Restrictions and Rules. It is expressly provided that the Architectural Review Committee and/or the Board have the power and authority to waive the requirement or enforcement of any of the use or restrictive covenants as set forth herein. The Declarant recognizes that, from time to time, because of unforeseen circumstances, an Owner or Residence may not be capable of strictly complying with the covenants and restrictions contained herein, and, therefore, due consideration must be given because of such unforeseen circumstances. The Architectural Review Committee and Board may consider such waiver on a case-by-case basis, but any decisions to waive or enforce any of these restrictions and covenants must be done so only when all other restrictions and covenants not otherwise waived or enforced are met by the Owner or Residence. The Architectural Review Committee or Board must first endeavor to see that such covenant or restriction as waived or not enforced can be met or carried out by an alternative means by otherwise complying with the spirit of these covenants and restrictions.

ARTICLE VII Prohibition of Timesharing

Timesharing shall be prohibited in the Community. The term "timesharing" shall include, without limitation, timeshare estate, timeshare use, and timeshare interval programs.

ARTICLE VIII Insurance and Casualty Losses

Section 1. Insurance. The Association's Board of Directors or its duly authorized agent shall have the authority to and shall obtain insurance for all insurable improvements on the Common Property.

The Board shall obtain a public liability policy applicable to the Common Property insuring the Association and its members for all damages or injury caused by the negligence of the Association or any of its members or agents. The public liability policy shall have a combined single limit of at least \$1,000,000.00, or a greater amount if directed by Declarant during the time specified in Article X. If available at reasonable cost, as determined in the sole discretion of the Board, the Board shall also obtain directors' and officers' liability insurance.

All such insurance coverage obtained by the Board of Directors shall be written in the name of the Association, as trustee, for the respective benefited parties, as further identified in subparagraph (b), below. Such insurance shall be governed by the provisions hereinafter set forth:

(a) All policies shall be written with a company licensed to do business in Alabama and holding a rating of B or better as established by A. M. Best Company, Inc., if available, or, if not available, the most nearly equivalent rating.

(b) Exclusive authority to adjust losses under policies obtained by the Association shall be vested in the Association's Board of Directors; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.

(c) In no event shall the insurance coverage obtained and maintained by the Association's Board of Directors hereunder be brought into contribution with insurance purchased by individual Owners, Occupants, or their Mortgagees, and the insurance carried by the Association shall be primary.

(d) All insurance policies shall be reviewed annually by one or more qualified persons.

(e) The Association's Board of Directions shall be required to make every reasonable effort to secure insurance policies that will provide for the following:

- i. A waiver of subrogation by the insurer as to any claims against the Association's Board of Directors, its manager, the Owners, the Declarant, and their respective tenants, servants, agents, and guest;
- ii. A waiver by the insurer of its rights to repair and reconstruct instead of paying cash;
- iii. That no policy may be canceled, invalidated, or suspended on account of any one or more individual Owners';
- iv. That no policy may be cancelled, invalidated, or suspended on account of any defect or the conduct of any director, officer, or employee of the Association or its duly

authorized manager without prior demand in writing delivered to the Association to cure the defect or to cease the conduct and the allowance of a reasonable time thereafter within which a cure may be effected by the Association, its manager any Owner, or Mortgagee;

- v. That any “other insurance” clause in any policy exclude individual Owners’ policies from consideration; and
- vi. That no policy may be cancelled or substantially modified without at least thirty (30) days prior written notice to the Association.

Section 2. Property Insured by Association: Damage and Destruction. Immediately after the damage or destruction by or other casualty to all or any portion of any improvement covered by insurance written in the name of the Association, the Board or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed property. Repair or reconstruction, as used in this paragraph, means repairing or restoring the property to substantially the same condition and location that existed prior to the fire or other casualty.

Any damage or destruction shall be repaired or reconstructed unless, within sixty (60) days after the casualty, at least sixty-six percent (66%) of the total Association vote entitled to vote thereon, the Owner(s) of the damaged property, if any, and, so long as the Declarant has an option to unilaterally subject additional property to this Declaration as provided in Article X hereof, the Declarant, otherwise agree. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within such period, then the period shall be extended until such information shall be made available; provided, however such extension shall not exceed one hundred and twenty (120) days. No Mortgagee shall have the right to participate in the determination of whether damage or destruction shall be repaired or reconstructed.

If the damage or destruction for which the insurance proceeds are paid is to be repaired or reconstructed and such proceeds are not sufficient to defray the cost thereof, the Board shall, without the necessary of a vote of the Association’s Members, levy a special assessment against all Owners. Additional assessments may be made in like manner at any time during or following the completion of

any repair or reconstruction. If the funds available from insurance exceed the costs of repair or reconstruction or if the improvements are not repaired or reconstructed, such excess shall be deposited to the benefit of the Association.

In the event that it should be determined by the Association in the manner described above that the damage or destruction shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the property shall be restored to its natural state and maintained as an undeveloped portion of the Community in a neat and attractive condition.

Section 3. Property Insured by Owners' Damage and Destruction. By virtue of taking title to property within the Community, each Owner covenants and agrees with all other Owners and with the Association that each individual Owner shall carry casualty insurance insuring their residence for its full appraised value and for casualty loss as may be defined by the insurance company as the Owner may choose. Each individual Owner further covenants and agrees that in the event of a partial loss of damage and destruction resulting in less than total destruction, the individual Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction. In the event that the structure is totally destroyed and the individual Owner determines not to rebuild or to reconstruct, the individual Owner shall clear the Residence of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction.

Section 4. Insurance Deductible. The deductible for any casualty insurance policy carried by the Association shall, in the event of damage or destruction, be allocated among the Persons who are responsible hereunder, or under any declaration or contract requiring the Association to obtain such insurance, for maintenance of the damaged or destroyed property.

ARTICLE IX Condemnation

Whenever all or any part of the Common Property shall be taken (or conveyed in lieu of and under threat of condemnation by the Board, acting on its behalf or on the written direction of all Owners subject to the taking, if any) by any authority having the power of condemnation or eminent domain, the Association shall represent the Owners. The award made for such taking shall be payable to the Association as trustee for all Owners. The provisions of Article VIII, Section 2, above, applicable to

Common Property improvements damage or destruction, shall govern replacement or restoration and the actions to be taken in the event that the improvements are not restored or replaced.

ARTICLE X Annexation of Additional Property

Section 1. Unilateral Annexation by Declarant. As the owner thereof or, if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege, and option, from time to time, at any time until ten (10) year after the recording of this Declaration to subject all or any portion of the real property adjacent and/or contiguous to the Platted Subdivision of Lanier Lakes Subdivision to the provisions of this Declaration and the jurisdiction of the Association by filing for record a Supplementary Declaration in respect to the property being annexed. Any such annexation shall be effective upon the filing for record of such Supplementary Declaration unless otherwise provided herein.

The rights reserved unto Declarant to subject additional land to the Declaration shall not and shall not be implied or construed so as to impose any obligation upon Declarant to subject any of such additional land to this Declaration or to the jurisdiction of the Association. If such additional land is not subject to this Declaration, Declarant's reserved rights shall not impose any obligation on Declarant to impose any covenants and restrictions similar to those contained herein upon such additional land, nor shall such rights in any manner limit or restrict the use to which such additional land may be put by Declarant or any subsequent owner thereof, whether such uses are consistent with the covenants and restrictions imposed hereby or not.

ARTICLE XI Mortgage Provisions

The following provisions are for the benefit of holders of first Mortgages on Residences in the Community. The provisions of this Article apply to both this Declaration and the Bylaws notwithstanding any other provisions contained therein.

Section 1. Notices of Action. An institution holder, insurer, or guarantor of a first Mortgage, who provides written request to the Association (such request to state the name and address of such

holder, insurer, guarantor, and the Residence number, therefore, becoming an “eligible holder”), will be entitled to timely written notice of:

(a) Any condemnation loss or any casualty loss which affects a material portion of the Community or which affects any Residence on which there is a first Mortgage held, insured, or guaranteed by such eligible holder;

(b) Any delinquency in the payment of assessments or charges owed by an Owner of a Residence subject to the Mortgage of such eligible holder, where such delinquency has continued for a period of sixty (60) days; provided, however, notwithstanding this provision, any holder of a first mortgage, upon request, is entitled to written notice from the Association of any default in the performance by an Owner of a Residence of any obligation under the Declaration of Bylaws of the Association which is not cured within sixty (60) days;

(c) Any lapse, cancellation, or material modification of any insurance policy maintained by the Association; or

(d) Any proposed action which would require the consent of a specified percentage of eligible holders.

Section 2. Special Federal Home Loan Mortgage Corporation Provisions. In the event the Federal Home Loan Mortgage Corporation (“FHLMC”) guarantees the mortgage of any Owner or provides a mortgage for an Owner, and so long as required by the FHLMC, the following provisions apply in addition to and not in lieu of the foregoing. Unless at least two-third (2/3) of the first Mortgagees or at least two-thirds (2/3) of the total Association vote entitled to vote thereon consent, the Association shall not:

(a) By act or omission seek to abandon, partition, subdivide, encumber, sell, or transfer the Common Property which the Association owns, directly or indirectly (the granting of easements for public utilities or other similar purposes consistent with the intended use of the Common Property shall not be deemed a transfer within the meaning of this subsection);

(b) Change the method of determining the obligations, assessments, dues, or other charges which may be levied against an Owner of a Residence (a decision, including contracts, by the Board or provisions of any Supplementary Declaration regarding assessments for Parcels or other similar areas

shall not be subject to this provision where such decision or Supplementary Declaration is otherwise authorized by this Declaration);

(c) By act or omission change, waive, or abandon any scheme or regulations or enforcement thereof pertaining to the architectural design or the exterior appearance and maintenance of Residences and of the Common Property (the issuance and amendment of architectural standards, procedures, rules and regulations, or use restrictions shall not constitute a change, waiver, or abandonment within the meaning of this provision);

(d) Fail to maintain insurance, as required by this Declaration; or

(e) Use hazard insurance proceeds for any Common Property losses for other than the repair, replacement, or reconstruction of such property.

First Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Property and may pay overdue premiums on casualty insurance policies or secure new casualty insurance coverage upon the lapse of an Association policy, and first Mortgagees making such payments shall be entitled to immediate reimbursement from the Association.

Section 3. No Priority. No provision of this Declaration or the Bylaws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Residence in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Property.

Section 4. Notice to Association. Upon request, each Owner shall be obligated to furnish to the Association the name and address of the holder of any Mortgage encumbering such Owner's Residence.

Section 5. Amendment by Board. Should the Veterans Administration, the Federal National Mortgage Association, or the Federal Home Loan Mortgage Corporation subsequently delete any of their respective requirements which necessitate the provisions of this Article or make any such requirements less stringent, the Board, without approval of the Owners, may cause an amendment to this Article to be recorded to reflect such changes.

Section 6. Veterans Administration Approval. As long as the Declarant has an option to unilaterally subject property to this Declaration as provided in Article X, the following actions shall

require the prior approval of the Veterans Administration so long as the Veterans Administration is guaranteeing any Mortgage in the Community: annexation of additional property to the Community, except for annexation previously approved by the Veterans Administration; dedication of Common Property to any public entity; and material amendment of the Declaration, Bylaws, or Articles of Incorporation.

Section 7. Applicability of Article XI. Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, Bylaws, or Alabama law for any of the acts set out in this Article.

Section 8. Failure of Mortgagee to Respond. Any Mortgagee (or insurer or guarantor of a Mortgage) who receives a written request from the Board to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within thirty (30) days of the date of the Association's request.

ARTICLE XII Easements

Section 1. Easements for Encroachment and Overhang. There shall be reciprocal appurtenant easements for encroachment and overhang as between each Residence and such portion or portions of the Common Property adjacent thereto or as between adjacent Residences due to the placement or settling or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the terms of this Declaration) to a distance of not more than five (5) feet, as measured from any point on the common boundary between each Residence and the adjacent portion of the Common Property or as between adjacent Residences, as the case may be, along a line perpendicular to such boundary at such point; provided, however, in no event shall an easement for encroachment exist if such encroachment occurred due to willful misconduct on the part of any Owner, Occupant, or the Association.

Section 2. Easements for Use and Enjoyment of Common Property. Every Member shall have a right and easement of ingress and egress, use and enjoyment in and to the common Property

which shall be appurtenant to and shall pass with the title to his property, subject to the following provision:

(a) The right of the Board to charge reasonable admission and other fees for the use of any portion of the Common Property, including, without limitation, swimming pools, to limit the number of guests who may use the Common Property, to allow Persons who are not Members of the Association, such as Persons living or working in the vicinity of the Community, to use the Common Property on a regular or temporary basis and to charge or not charge a user fee therefore, and to provide for the exclusive use and enjoyment of specific portions thereof at certain designated times by an Owner, his family, tenants, guests, occupants, and invitees;

(b) The right of the Board to suspend the voting rights of an Owner and Occupant and the right of an Owner and Occupant to use the Common Property recreational facilities in the Community, if any, for any period during which any assessment which is hereby provided for remains unpaid; and, for a reasonable period of time for an infraction of the Declaration, Bylaws, use restrictions, rules and regulations or design guidelines;

(c) The right of the Board to borrow money for the purpose of improving the Common Property, or any portion thereof, or for construction, repairing or improving any facilities located or to be located thereon, and give as security for the payment of any such loan a Mortgage conveying all or any portion of the Common Property; provided, however, the lien and encumbrance of any such Mortgage given shall be subject and subordinate to any rights, interests, options, easements and privileges herein reserved or established for the benefit of Declarant, or any Residence or Owner, or the holder of any Mortgage, irrespective of when executed, given by Declarant or any Owner encumbering any Residence or other property located within the Community (any provision in this Declaration or in any such Mortgage given by the Board to the contrary notwithstanding, the exercise of any rights therein by the holder thereof in the event of a default there under shall not cancel or terminate any rights, easements or privileges herein reserved or established for the benefit of Declarant, or any Residence or Owner, or the holder of any Mortgage, irrespective of when executed, given by Declarant or any Owner encumbering any Residence or other property located within the Community.

(d) The right of the Board to dedicate or transfer all or any portion of the Common Property.

An Owner's right of use and enjoyment in and to the Common Property and facilities located thereon shall extend to the members of his family and guests. Owners shall be deemed to have made a delegation of all such rights (except for the right of ingress and egress to the Owner's property) to the Occupants of any leased Residence. For example, and by way of illustration and not limitation, the Board may convert tennis courts into a basketball court or vice versa. Upon the affirmative vote of a Majority of the Board, the Board may alter the use of any Common Property.

An Owner's right of use and enjoyment in and to the Common Property and facilities located thereon shall not give any Owner the right of ingress or egress across any Residence to obtain access to such Common Property. Notwithstanding the foregoing, every Owner shall have a right and easement of access to all lakes of the Subdivision for the use and enjoyment of said lakes. Said right and easement shall run parallel to the shoreline of each lake and have a width of fifteen (15) feet.

Section 3. Reserved Easement for the Provision of Services to the Community.

There is hereby reserved to the Declarant, its successors and assigns blanket easements upon, across, above and under all property within the Community for access, ingress, egress, installation, repairing, replacing, maintaining, and removing right-of-way, drainage facilities, floodway easements, and all utilities serving the Community or any portion thereof, including, but not limited to, gas, water, sanitary sewer, telephone and electricity, and any other similar service such as, but not limited to, television antenna system, cable television system, video system, or security system which the Declarant might decide to have installed to serve the Community or any portion thereof. It shall be expressly permissible for the Declarant and its successors and assigns to install, repair, replace, maintain, and remove or to authorize the installation, replacement, maintenance, or removal of such wires, conduits, cables and other equipment related to the providing of any such utility or service. Declarant and its successors and assigns shall have full rights of ingress and egress at all times over all portions of the Community for the installation, operation, maintenance, repair, or removal of any of the foregoing utilities or services and shall have the right to remove any unauthorized obstruction placed in or on any of the foregoing easements that would, in the sole discretion of Declarant or its successors and assigns, interfere with the use of the above installation of the foregoing utilities or services. In no event shall the foregoing prohibit paving or landscaping with such easements. Declarant shall have the right to assign and convey, in whole or in part, the easements reserved by it hereunder to one or more public utility companies, quasi-public

service companies, or relevant governmental authorities. All utilities except drainage installed within the above described easements shall be installed underground. This reserved easement may be assigned by Declarant by written instrument to the Association, and the Association shall accept such assignment upon such terms and conditions as are acceptable to Declarant. Rights exercised pursuant to such reserved easements shall be exercised with a minimum of interference to the quiet enjoyment of affected property, reasonable steps shall be taken to protect such property, and damage shall be repaid by the Person causing the damage at its sole expense.

Section 4. Easement for Entry. In addition to the right of the Board to exercise self-help as provided in Article XIII, Section 2, hereof, the Board shall have the right, but shall not be obligated, to enter upon any property within the Community for emergency, security, and safety, which right may be exercised by the manager, and all policemen, firemen, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Owner, and the entering party shall be responsible for any damage caused. It is intended that this right of entry shall include the right of the Board to enter to cure any condition which may increase the possibility of a fire, slope erosion, or other hazard in the event an Owner or Occupant fails or refuses to cure the condition upon request by the Board.

Section 5. Easement for Lake Maintenance. Declarant hereby expressly reserves a perpetual easement for the benefit of Declarant and its successors and assigns, across such portions of the Community, determined in the sole discretion of Declarant (or its successors and assigns), as are necessary to allow for the maintenance of a lake(s), lakebed(s), and shoreline(s), if any, which are within the Community or which are made available for the use and enjoyment of Owners and Occupants within the Community. Such maintenance shall be performed with a minimum of interference to the quiet enjoyment of property adjacent to the lake(s), reasonable steps shall be taken to protect such property, and damage shall be repaired by the Person causing the damage at its sole expense. In order to allow the exercise of the rights created pursuant to this easement, no tree, fence or structure may be placed within fifteen (15) feet of the line formed by the highest normal pool elevation of any lake without the prior written approval of the Board or its designee.

Section 6. Easement for Property Maintenance along Lake. Every Lake Lot Owner, if any, shall have a right and easement of access to that property located between a lake and the property line of such Lake Lot Owner as needed to perform the maintenance required under Article V.

ARTICLE XIII General Provisions

Section 1. Enforcement. Each Owner and every Occupant shall comply strictly with the Bylaws, the rules and regulations, the use restrictions, and with the design guidelines, all as may be amended or modified from time to time, and with the covenants, conditions, and restrictions set forth in this Declaration, as may be amended from time to time, and in the deed to his or her property within the Community, if any. The Board may impose fines or other sanctions, which shall be collected as provided herein for the collection of assessments. Failure to comply with this Declaration, the Bylaws, the rules and regulations, use restrictions, or design guidelines shall be grounds for an action to recover sums due for damages or injunctive relief, or both, maintainable by the Board, on behalf of the Association, or, in a proper case, by an aggrieved Owner or Occupant. Failure by the Board or any Owner or Occupant to enforce any of the foregoing shall in no event be deemed a waiver of the right to do so thereafter. The Board shall have the right to record in the appropriate land records a notice against the Owner who is responsible (or whose Occupants are responsible) for violating the foregoing.

Section 2. Self-Help. In addition to any other remedies provided for herein, the Board or its duly authorized agent shall have the power to enter upon a Residence or any portion of the Community to abate or remove, using such force as may be reasonably necessary, any erection, thing or condition which violates this Declaration, the Bylaws, the rules and regulations, the use restrictions, or the design guidelines. Except in the case of emergency situations, the Board shall give the violating Owner ten (10) days' written notice of its intent to exercise self-help. All costs incurred shall be assessed against the violating Owner and shall be collected as provided herein for the collection of assessments.

Section 3. Duration. The provision of this Declaration shall run with and bind the land and shall be and remain in effect perpetually to the extent permitted by law; provided, however, should any provision of Alabama law now or hereafter in effect limit the period during which covenants restricting land to certain uses may run, any provision of this Declaration affected thereby shall run with and bind

the land so long as permitted by such law; and such provisions shall be automatically extended for successive periods of ten (10) years or such shorter period as may be allowed by law, unless such extension is disapproved at a meeting duly called for such purpose by at least a Majority of the Association vote (or, if a meeting is not called, upon the affirmative vote of at least a Majority of the Association votes as recorded by a referendum on the issue) and, so long as the Declarant has an option to unilaterally subject additional Property to this Declaration as provided in Article X hereof, the written consent of the Declarant. Such meeting or referendum must be held and a written instrument reflecting disapproval must be recorded within the year immediately preceding the beginning of a renewal period. Every purchaser or grantee of any interest in any real property agrees that such provisions of this Declaration may be extended and renewed as provided in this Section.

Section 4. Amendment. This Declaration may be amended unilaterally at any time and from time to time by Declarant (a) if such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rules, or regulation or judicial determination which shall be in conflict therewith; (b) if such amendment is necessary to enable any reputable title insurance company to issue title insurance coverage with respect to the Residences subject to this Declaration; (c) if such amendment is required by an institutional or governmental lender or purchaser of Mortgage loans, including, for example, without limitation the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, or a State or National Bank, to enable such lender or purchaser to make or purchase Mortgage loans on the Residences subject to this Declaration; or (d) if such amendment is necessary to enable any governmental agency or reputable private insurance company to insure Mortgage loans on the Residences subject to this Declaration; provide, however, any such amendment shall not adversely affect the title to any Owner's Property unless any such Owner shall consent thereto in writing. Further, so long as Declarant has the right unilaterally to subject additional property to this Declaration as provided in Article X hereof, Declarant may unilaterally amend this Declaration for any other purpose; provided, however, any such amendment shall not adversely affect fee simple title to the property of any Owner without the consent of the affected Owner or Occupant.

In addition to the above, this Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of at least a two-thirds (2/3) vote of the total Association vote entitled to vote thereon or three-fourths (3/4) of the Board and the Declarant, so long as the Declarant has

an option to unilaterally subject additional property to this Declaration as provided in Article X hereof. In the event of a conflict between the Board, and the Association, the Board's decision controls. A meeting may be called (but shall not be required to be called) to consider and vote upon any amendment. Amendments to this Declaration shall become effective upon recordation, unless a later effective date is specified therein.

Any procedural challenge to an amendment must be made within six (6) months of its recordation. In no event shall a change of conditions or circumstances operate to amend any provisions of the Declaration or Bylaws.

Section 5. Partition. The Common Property shall remain undivided, and no Owner nor any other Person shall bring any action for partition or division of the whole or any part thereof without the written consent of all Owners of all portions of the property located within the Community, the written consent of all holders of all Mortgages encumbering any portion of the property located within the Community, and, so long as the Declarant has an option to unilaterally subject additional property to this Declaration as provided in Article X hereof, the consent of the Declarant.

Section 6. Gender and Grammar. The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the use of the masculine pronoun shall include the neuter and feminine.

Section 7. Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Declaration to any Person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provisions or the application of any provision which can be given effect without the invalid provision or application, and, to this end, the provisions of this Declaration are declared to be severable.

Section 8. Captions. The captions of each Article and Section hereof, as to the contents of each Article and Section, are inserted only for convenience and are in no way to be construed as defining, limiting, extending, or otherwise modifying or adding to the particular Article or Section to which they refer.

Section 9. Perpetuities. If any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then

such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

Section 10. Indemnification. The Association shall indemnify every officer and Director against any and all expenses, including attorneys' fees, imposed upon or reasonably incurred by any officer or Director in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer or Director, the officers and Directors shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and Directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or Directors may also be Members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or Director, or former officer or Director, may be entitled. The Association shall maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such coverage is reasonable available.

Section 11. Construction and Sale Period. Notwithstanding any provisions contained in this Declaration, the Bylaws, Articles of Incorporation, use restrictions, rules and regulations, design guidelines, and any amendments thereto, until Declarant's right unilaterally to subject property to this Declaration as provided in Article X terminates, it shall be expressly permissible for Declarant and any builder or developer approved by Declarant to maintain and carry on, upon such portion of the Community as Declarant may deem necessary, such facilities and activities as in the sole option of Declarant may be required, convenient, or incidental to Declarant's and such builder's or developer's development, construction, and sales activities related to property described on Exhibit "A" including, but without limitation, the right of access, ingress and egress for vehicular and pedestrian traffic over, under, on or in the Community; the right to tie into any portion of the Community with driveways, parking areas and walkways; the right to tie into and/or otherwise connect and use (without a tap-on or any other fee for doing so), replace, relocate, maintain and repair any device which provides utility or similar services

including, without limitation, electrical, telephone, natural gas, water, sewer, and drainage lines and facilities constructed or installed in, on, under and/or over the Community; the right to carry on sales and promotional activities in the Community, including directional and sales signs in the Common Property; and the right to construct and operate business offices, signs, banners, flags, construction trailers, sales office, model residences with fences, gates, and walkways, and hold open houses and Parade of Homes for the public. Declarant and any such builder or developer may use Residences or offices owned or leased by Declarant or such builder or developer as model Residences and sales offices. Rights exercised pursuant to such reserved easement shall be exercised with a minimum of interference to the quiet enjoyment of affected property, reasonable steps shall be taken to protect such property, and damage shall be repaired by the Person causing the damage at its sole expense.

Section 12. Books and Records. This declaration, the Bylaws, and Articles of Incorporation, copies of rules and regulations, use restrictions, design guidelines, membership register, books of account, and minutes of meetings of the Members, or the Board and of committees shall be made available for inspection and copying by any Member of the Association or by his duly appointed representative and by holders, insurers, or guarantors of any first Mortgage at any reasonable time and for a purpose reasonably related to his or her interest as Member or holder, insurer, or guarantor of a first Mortgage at the office of the Association or at such other reasonable place as the Board shall prescribe.

The board shall establish reasonable rules with respect to:

- (a) Notice to be given to the custodian of records;
- (b) Hours and days of the week when such an inspection may be made; and
- (c) Payment of the cost of reproducing copies of documents.

Every Director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a Director includes the right to make extra copies of documents at the reasonable expense of the Association.

Section 13. Audit. An audit of the accounts of the Association shall be made annually in such manner as the Board may decide. Upon written request of any institutional holder of a first Mortgage, such holder, upon payment of the costs associated therewith, shall be entitled to receive a copy of a financial statement within ninety (90) days of the date of the request.

Section 14. Notice of Sale. If an Owner sells his or her Residence, the Owner shall give to the Board, in writing, the name of the purchaser of the Residence and such other information as the Board may reasonably require.

Section 15. Estoppel Certificate. Upon the request of any Member, the Board or its designee shall furnish a written certificate signed by an officer or agent of the Association regarding unpaid assessment levied against that Member's property and any violations of the Declaration, Bylaws, use restrictions, rules and regulations, or design guidelines by any Owner or Occupant of such property. Such certificate shall bind the Association with respect to the foregoing matters. The Association may require the advance payment of a processing fee not to exceed twenty-five and no/100 dollars (\$25.00) for the issuance of each such certificate.

Section 16. Agreements. Subject to the prior approval of Declarant, so long as the Declarant has an option to unilaterally subject additional property to this Declaration as provided in Article X above, all agreements and determinations, including settlement agreements regarding litigation involving the Association, lawfully authorized by the Board shall be binding upon all Owners, their heirs, legal representatives, successors, assigns, and others having an interest in the Community or the privilege of possession and enjoyment of any part of the Community.

Section 17. Implied Rights. The Association may exercise any right or privilege given to it expressly by the Declaration, the Bylaws, the Articles of Incorporation, any use restriction or rule, the design guidelines and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it therein or reasonably necessary to effectuate any such right or privilege.

Section 18. Deviations. The Board or its designee or the Declarant so long as the Declarant has an option to subject additional property to the Declaration as provided in Article X above, may, in the exercise of its discretion, permit deviations from the restrictions contained in this Declaration, the Bylaws, the rules and regulations, the use restrictions, and the design guidelines.

Section 19. Use of Word "Lanier Lakes." No Person shall use the word "Lanier Lakes" in the name of any commercial or residential building or any commercial or residential business or enterprise or in any printed or promotional material without the prior written consent of the Declarant. However, Owners or Occupants may use the term "Lanier Lakes" in printed or promotional matter where such term is used solely to specify that particular property is located within Lanier Lakes.

IN WITNESS WHEREOF, the undersigned, have executed this instrument under seal
this 16 day of August, 2005.

DECLARANT:

ADAMS HOMES OF ALABAMA, L.L.C.

By: Wes Alford

Its: General Manager

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned Notary Public in and for said county and state, hereby certify that
Wes Alford as General Manager of Adams Homes of
Alabama, L.L.C., whose name is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the instrument, he,
as such General Manager and with full authority, executed the same voluntarily for and
as the act of said limited liability corporation.

Given under my hand and official seal this the 16th day of August, 2005.

Stacey W. Hoodsbey
Notary Public
My Commission Expires: 3/15/2009

This instrument was prepared by: Paul B. Seeley, Esq., LANIER FORD SHAVER & PAYNE
P.C., Post Office Box 2087, Huntsville, Alabama 35804
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EXHIBIT "A"

All of the lots and blocks within Lanier Lakes Subdivision, which plat is recorded as Instrument No. 20050707000441860, in the Probate Office of Madison County, Alabama, and more particularly described as follows:

ALL THAT PART OF SECTIONS 9 AND 16, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT WHICH LIES N89°38'32"W 34.88', N00°52'10"E 1278.67' AND N89°10'22"W 1291.98' FROM THE NORTHEAST CORNER OF SAID SECTION 16. SAID POINT IS FURTHER DESCRIBED AS BEING ON THE SOUTH RIGHT-OF-WAY OF PETTUS ROAD; THENCE FROM THE POINT OF BEGINNING AND LEAVING THE SOUTH RIGHT-OF-WAY OF PETTUS ROAD S00°49'38"W, 926.31'; THENCE S19°48'56"W, 1160.14'; THENCE S00°35'20"W, 1870.01' TO A POINT ON THE NORTH RIGHT-OF-WAY OF HARBIN ROAD; THENCE ALONG SAID HARBIN ROAD N89°15'11"W, 930.00'; THENCE LEAVING SAID HARBIN ROAD N00°35'20"E, 2594.34'; THENCE N01°07'18"E, 1300.33' TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PETTUS ROAD; THENCE ALONG SAID PETTUS ROAD S89°10'22"E, 1303.81' TO THE POINT OF BEGINNING AND CONTAINING 95.93 ACRES MORE OR LESS.



Lanier Lakes
Homeowners Association, Inc.

TO: Lanier Lakes Home Owners
FROM: Lanier Lakes Board of Directors
DATE: September 21, 2018
SUBJECT: Architectural Community-Wide Standards

Lanier Lakes Community began through the probated Protective Covenants for Lanier Lakes Subdivision on August 22, 2005 by Adams Homes. As our community ages and original owners sell we can quickly lose sight of the original intent of this Craftsman-style community and the materials used to create it.

Our first ARC Chairman spent many hours with Adams Homes ferreting out what materials were used to create Lanier Lakes. You can find the “Community-Wide Standards” on www.lanierlakeshoa.org for your perusal and use should you ever wish to replace anything on the exterior of your home.

Please note that we have 16 colors for three different types of shutters identified in the document. We have color matched those shutters with Sherwin Williams for the coordinating paint color for your front door. ~~Your front door color and shutter color should be the same in keeping with Community-Wide Standards. You do not have to use Sherwin Williams, but provide the color number and name to whatever paint vendor you choose.~~ → (See page 9 for update)

For your convenience the ARC has gathered the colors for both shutters and door color for you to check out to investigate new colors on your own, if you wish. Please contact us at board@lanierlakes.org .

As a reminder, any changes to the exterior of your home requires must go through the ARC; ARC Process, ARC Request Form, Neighbor Awareness Form, and Completion Form.

Reach out to the Board of Directors should you have any questions board@lanierlakes.org or if you would like to volunteer some of your valuable time to the ARC and for your community.

Front Entry Door

All front entry doors are manufactured by Masonite, are of Craftsman or 6-panel style. They are all painted with a white primer. They can be purchased at Huntsville Lumber.



Note: The front entry door must be painted to match the color of the shutters. If the home has no shutters, the door must be painted one of the standard colors offered for the shutters (see below). Full oval window feature is also available under special order.

Special Note: Storm doors must be full view matching the color of the front entry door.

Shutters

All shutters are vinyl and are manufactured by The Tapco Group and are of the brand name “Builders Edge”. They come in three styles; Raised Panel, Louvered, or Board & Batten. These shutters may be ordered or purchased at Home Depot in sixteen specific colors



Door and Shutter Colors

The recommended paint provider for the exterior for this community is Sherwin-Williams. The only thing you should ever need to paint on the outside of your home is your front door or possibly the color of your shutters, although painting your shutters is not recommended because of the composition of the vinyl – polystyrene verses polypropylene – and paint adhesion.

NOTE: If you find your shutters fading from sun exposure, purchase an excellent product called “Rejuvenate Restorer Wipes” and can be found at Home Depot or amazon.com. Several home owners have testified that this product works great!

Colors



Builder's Edge Shutter Color	Sherwin-Williams Corresponding Paint Color
001 – White	SW685 – Dover White
002 – Black	SW6258 – Tricorn Black
004 – Wedgwood Blue	SW6222 – Riverway
008 – Clay	SW0024 – Curio Gray
009 – Federal Brown	SW2856 – Fairfax Brown
010 – Musket Brown	SW7020 – Black Fox
018 – Tuxedo Grey	SW7674 – Peppercorn
023 – Wicker	SW9112 – Song Thrush
027 – Burgundy Red	SW7593 – Rustic Red
028 – Forest Green	SW7750 – Olympic Range
036 – Classic Blue	SW6244 – Naval
078 – Wineberry	SW2802 – Rookwood Red
117 – Bright White	SW0050 – Classic Light Buff
122 – Midnight Green	SW2809 – Rookwood Shutter Green
166 – Midnight Blue	SW7605 – Gale Force
167 – Bordeaux	SW2801 – Rookwood Dark Red

Vinyl Siding

The siding used in this community is manufactured by Summit Manor Vinyl Siding and is sold under the brand name Normandex Building Materials. It can be purchased locally from ABC Supply Company in Madison. Two colors are approved for this community; white and beige.



NOTE: In order to keep mold and mildew from your vinyl siding, please use a product called “Home Armor E-Z House Wash”. Several home owners have testified that this product works!

Roof Shingles

The roof shingles selected to be standard for Lanier Lakes are made by Owens Corning and are of the Tamko brand name. They are architectural style and all are Weathered Wood color. They can be purchased locally at Gulf Eagle Supply in Huntsville.



Mailbox Post

The post that is used throughout Lanier Lakes is Model # M-79 manufactured by Vandelet Mailbox Company. It is made of steel and painted with high gloss black paint. It can be purchased or ordered from Lowes.



Mailbox

All mailboxes must be black in color and either be a regular or locking mailbox. The dimensions of the regular mailbox on the left is 8.9” H x 6.9” W x 20.1” D. The locking mailbox on the right is 11.5’ H x 11.2” W x 20” D. (Both examples below are from Lowe’s)



Mailbox Numbers

All mailboxes must have the house number on each side and they should be white and should be no less than 2-inches tall.

Garage Door

Our garage doors are manufactured by Mid-America Door and can be purchased locally at Wilson Garage Door Company of Huntsville. They are Carriage style, Model # 2500, are 16-feet wide and 7-feet high. They have one row of plain glass windows in the top row with various options for window decoration (see website). Black Carriage steel decorative hinges and handles are optional. For Lanier Lakes, two colors are standard – white or Sahara (beige).



Garage Door Lights

Over the years, there have been several changes to the standard light fixtures that are mounted near the garage door. This was caused by the discontinuance of several models. All are of the Craftsman style and all are currently manufactured by Capital Lighting. All are either Bronze (dark brown) or Black in color.

NOTE: Light fixtures that are faded or are not the standard color, please maintain them by painting them a dark brown or black.



Model 9721BK



Model 9830B

Windows

Our windows are made by Anderson Windows and can be purchased locally at Wilson Lumber or Home Depot. They are the Silver Line brand, 2900 Series, Single hung, Vinyl Windows. They come in light tan or white color.



Tapered Craftsman Columns

Lanier Lakes homes have single tapered craftsman-style columns in either a white or beige color.



House Numbers

All homes in the community were built with house numbers. Our house numbers are 4-inch black rust resistant, non-adhesive, non-reflective numbers and may be found at most any hardware store. These black house numbers must be visible on either light siding or the craftsman post at the front porch. Adhesive vinyl numbers on the exterior of the home is unacceptable.

Note: The above does not apply if you have a house number chiseled into the brick.

Fences and ARC Approved Colors

All fencing must be submitted to the ARC for Board approval. Approved fencing is vinyl, wood, and wrought iron. Wrought iron may only be erected on any lake lot. All wood fencing must be covered, meaning the structural members of the fence should be contained to the inside of the fence and the exterior of the fence should be finished. All fencing should be placed on further forward than the rear corner of the house. All wood fences must be solid opaque stained on the outside and the inside of the fence. The approved Sherwin Williams solid opaque colors of the wood fences are:



SW3030 – Desert Wood	SW3034 – Cedar	SW3029 – Ember
SW3031 – Cabin Brown	SW3046 – Pine Cone	SW3018 – Salem Red
SW3007 – Lodge Brown	SW3021 – Spicewood	SW3039 – Tobacco
SW3001 – Shagbark		

Finally: If you wish to alter any of the features described in this document, before you begin you **MUST complete the “ARC Request Form”** found on the Lanier Lakes website – www.lanierlakeshoa.org. Forward that form, the “Neighbor Awareness” form with all applicable supporting documents as an attachment to: arc@lanierlakes.org.

The Architectural Review Committee will review your request and forward it on to the Board of Directors with their recommendation for approval or denial. The Board of Directors will make the final decision. Failure to do so may result in your having to remove or repaint the unapproved change or may result in a fine from the Board of Directors.



TO: Lanier Lakes Home Owners

FROM: Lanier Lakes Board of Directors

DATE: March 25, 2019

RE: COMMUNITY-WIDE STANDARDS: Change – Door and Shutter Colors

At the recommendation of the ARC and the unanimous vote of the Board of Directors at their regular meeting on Wednesday, March 13, 2019 the Board approved the following:

“The front door and shutters do not have to match in color. Door and shutter color must be chosen from the existing color palette of 16 choices. If you do not have shutters, then you may choose from any of the approved color choices. However, should you wish to change the colors of either or both, please submit an ARC request.”

Should your door happen to be a color other than one on the approved color palette, then you are welcome to keep it until the home is placed on the market, at which time it must be painted in one of the approved color choices and approved by the ARC. If this does not occur, it will impede on your closing date.

The Community-Wide Standards will be updated and placed on the website.



Lanier Lakes

Homeowners Association, Inc.

STREET PARKING APPROVAL INFORMATION AND PROCEDURE

This form is primarily intended for requests where:

1. The residents own more than four vehicles and all four designated parking areas in garage and driveway are occupied. If driveway is such that additional cars may park without obstructing sidewalk, those spaces must also be used first.

As a courtesy, we ask that the form be submitted for temporary situations such as:

1. Displacement of vehicle(s) for things such as driveway work, roofing, plumbing, etc.;
2. For extended guest visits during the holidays, funerals and other family gatherings

This form is not necessary for situations such as:

1. Hosting multiple guests for social gatherings lasting less than one day;
2. Temporary street parking when a towed trailer or recreational vehicle is in driveway and displaces a regular vehicle, provided that presence is otherwise in compliance with covenants found in Article VI, Section 5.

Resident may submit forms for consideration and all requests will be reviewed. Be aware that exceptions will **not** be granted for the following unless there are other extenuating circumstances:

1. The garage is full because it is used for storage and there is no room for vehicles;
2. It is inconvenient to rearrange vehicles;
3. An extended stay of non-residents when a designated parking space is otherwise unoccupied by owner vehicles; this may include college students home for the summer, children visiting due to custody arrangements, family members waiting to move into new home, etc.

Street Parking Approval Procedure:

The Request for Street Parking Approval form must be submitted in full in order to be considered.

Submit a fully completed Street Parking Approval Form to the Board of Directors via board@lanierlakes.org or via USPS to 110 Crystal Pond Ct., Madison, AL 35757. Printed forms must be scanned and emailed or the originals must be mailed. **We will no longer accept emailed pictures of the documents.**

The Board will review the request and you will receive an email response within thirty (30) days of receipt by the Board of Directors. If the request is denied, a reason for the denial will be issued.

PLEASE NOTE: THE BOARD OF DIRECTORS WILL RENDER ITS DECISION TO THE HOMEOWNER REGARDING HIS/HER APPLICATION. AS ALWAYS, IF THE DECISION IS NOT IN THE HOMEOWNER'S FAVOR, IT CAN BE APPEALED BY A REQUEST FOR A MEETING WITH THE BOARD OF DIRECTORS.

Request for Street Parking Approval

Date: _____

Phone: _____

Homeowner: _____

Email: _____

Address: _____

Information of vehicle to be parked on street:

(make) (model) (color) (year) (License Plate Number)

Information of alternate vehicle to be parked on street:

(make) (model) (color) (year) (License Plate Number)

If this is for temporary exception, please provide start and end dates: _____

Is the two car garage being used for parking two vehicles? Yes or No (Circle One)

Is the two car driveway being used for parking two vehicles? Yes or No (Circle One)

If this request is approved, I understand that:

- The permit is valid only for the vehicle(s) identified above.
- I must abide by all rules and regulations governing the parking areas, including but not limited to, parking with direction of traffic, not parking in front of other homes, not blocking driveways or handicap access points, and not blocking sidewalks.

Applicant's Signature

Date

NOTE: Please scan and email or send via USPS. Emailed photos of documents will no longer be accepted.

Approval/Denial is not official without board member signature.

Board of Directors Final Approval

Date submitted to the board: _____

Approved

Denied

Reason for Disapproval: _____

Date: _____ Signature: _____

Director / Lanier Lakes HOA

- Scanned
- Added to Homeowner Buildium Account



**POLICY RESOLUTION
FEES, FINES, AND COLLECTION
October 13, 2022**

WHEREAS, “Covenants”, as referred to herein, is the Declaration of Protective Covenants of Lanier Lakes Homeowners Association, Inc., properly recorded in the Madison County Probate Judge’s Office on August 22, 2005;

WHEREAS, “Bylaws” are the Bylaws of Lanier lakes Homeowners Association, Inc.;

WHEREAS, “Architectural Guidelines” are the Rules and Regulations of the Lanier Lakes Homeowners Association, Inc.;

WHEREAS, Section 1. Enforcement – Article XIII General Provisions of the Declaration of Protective Covenants for Lanier Lakes Subdivision gives the Board of Directors the powers and duties necessary to conduct the affairs of the Association to make such rules and regulations as the Directors deem in the best interest of the Association; and

WHEREAS, the Board of Directors is charged with protecting the livability, property values, and integrity of the Covenants, conditions and restrictions of the Association;

WHEREAS, from time to time, Owners fail to abide by the terms of the Association’s Covenants, Bylaws, Architectural Guidelines or Rules & Regulations as identified in the Blue Book.

WHEREAS, the Board of Directors may deem it necessary, on a case-by-case basis, to levy fines for violations of the Associations’ Covenants, Bylaws or Architectural Guidelines or Rules & Regulations as identified in the Blue Book rather than initiating a lawsuit to correct behavior that can otherwise be corrected by the use of such “fines”;

WHEREAS, the authority to levy fines is consistent with the authority granted to the Board of Directors pursuant to the Covenants;

WHEREAS, for the health, safety, welfare, and comfort and convenience of all residents, the Board wishes to further delineate the rules enforcement policies regarding Fining Procedures issued to the membership on August 14, 2019 is now revoked.

NOW THEREFORE BE IT RESOLVED, the Board of Directors of the Lanier Lakes Homeowners Association desires to adopt the following schedule of fines by which all owners will be bound in the event of a covenant, bylaw, or rule violation;

NOW THEREFORE BE IT FURTHER RESOLVED, that the following schedule of fines attached as Exhibit A, along with the fine increase to \$100, which may be amended and revised from time to time, is adopted;

NOW THEREFORE BE IT FURTHER RESOLVED, that nothing herein shall limit the authority of the Board of Directors to enforce the Declaration of Protective Covenants, Bylaws or Architectural Guidelines by any and all means permitted by law, in addition to levying of fines, as may be deemed necessary.

board@lanierlakes.org
www.lanierlakeshoa.org
110 Crystal Pond Court, Madison, AL 35757
Telephone: 256.701.5857

EXHIBIT "A" – SCHEDULE OF FEES AND FINES

ANNUAL ASSESSMENTS:

\$170 – Must be RECEIVED on or before October 1 each year.

- Date of payment receipt is defined as:
 - 1) Date of postmark for checks mailed to the HOA;
 - 2) Date of transaction for electronic payments including ACH and online credit card payments.
Credit Card payments may be subject to a transaction fee.
- If annual dues are not received by October 1 as defined above, a **Late Fee of \$5/day will be imposed for 30 days October 2 – 31.**
- Should an account remain unpaid after 30 days, beginning November 1 there will be a **\$100 late fee** added to the account on the first of each month until total obligation is paid in full.

FINES:

\$100 - Covenant Violations and Self-Help Administrative Action

(see Bylaws: Article III, Section C, Item 3 "Finning Procedures")

- Written notice shall be served upon the owner of the property in violation to specify:
 - The nature of the violation and the fine to be imposed;
 - That the violator may, within ten (10) days from the date of the notice, request a hearing at the next scheduled Board meeting regarding the \$100 fine imposed;
 - The HOA email address and telephone number to contact to request challenging the fine.
- The above fines may be imposed on a one-time, per occurrence, or continuing daily, weekly, or monthly basis as determined by the Board of Directors. For violations deemed to be continuing or recurring in nature, there will be no additional notices sent nor rights to a hearing for twelve months after the date of the initial notification.
- Continued failure to rectify the violation may result in self-help. Self-help (*Covenants Article XIII, Section 2*) gives the Board the right to engage professional services to correct the violation on behalf of the homeowners and bill back those services to the homeowner.

COLLECTIONS:

(See Covenants: Article IV, Section 7. Effect of No-payment of Assessments; Remedies of the Association.)

- 1) All payments shall be applied first to costs and attorney's fees, then to late charges, then to interest, then to delinquent assessments for dues and covenant violations.
- 2) All fines levied by the Association are the personal obligation of the specific homeowner(s), and shall be added to the Owner's ledger, and shall become a lien on the Owner's lot, to the extent permitted by law.
- 3) The Covenants allow for collection through lawsuit - legal fees for this service are added to the balance to be collected from the Owner (as of June 15, 2021, attorney's fees are billed at \$200/hour. Other fees may apply.)
- 4) In addition to the owner being responsible for all inception-to-date legal expenses above, outcomes of a lawsuit may include adverse impact on your credit score, background reports, garnishment, security clearance, employability, and any other consequences as may be imposed by the Probate Court.

board@lanierlakes.org
www.lanierlakeshoa.org

110 Crystal Pond Court, Madison, AL 35757
Telephone: 256.701.5857



Lanier Lakes

Homeowners Association, Inc.

ATTEST:

Kaye E. Reynolds
President

Tracy P. Jen
Treasurer

DATE: October 13, 2022

board@lanierlakes.org

www.lanierlakeshoa.org

110 Crystal Pond Court, Madison, AL 35757

Telephone: 256.701.5857



**PROCEDURES RESOLUTION
FINES
October 13, 2022**

WHEREAS, Section 1. Enforcement – Article XIII General Provisions of the Declaration of Protective Covenants for Lanier Lakes Subdivision give the Board of Directors the powers and duties necessary to conduct the affairs of the Association to make such rules and regulations as the Directors deem in the best interests of the Association; and

WHEREAS, for the health, safety, welfare, and comfort and convenience of all residents, the Board wishes to revoke the previous rules enforcement policy and procedures dated August 14, 2019.

NOW THEREFORE BE IT RESOLVED that the following rules enforcement policies are adopted by the Board effective June 15, 2021 and that notice of their adoption shall be given to the membership within 20 days of today's date.

Fining Procedures: The Board shall not impose a fine (a late charge shall not constitute a fine) unless and until the following procedure is followed:

a. **Notice.**

Written notice shall be served upon the violator by email or U.S. Mail specifying:

- i. The nature of the violation and the fine imposed;
- ii. That the violator may, within ten (10) days from the date of the notice, request a hearing at the next scheduled Board meeting regarding the \$100 fine imposed;
- iii. The HOA email address and telephone number to contact to request challenging the fine;
- iv. That any statements, evidence, and witnesses may be produced by the violator at the hearing;
- v. A telephone conversation with a member or members of the board and/or email explanation to a member or members of the board does not constitute a hearing; and
- vi. That all rights to have the fine reconsidered are waived if a hearing is not requested within ten (10) days of the date of the notice.

b. **Hearing.**

- i. If a hearing is requested, it shall be held before the board in executive session, and the violator shall be given a reasonable opportunity to be heard. The minutes of the meeting shall contain a written statement of the results of the hearing.

By: Marcy P. Jam
Treasurer

Date: 10.13.2022

**ACTION BY UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS OF
LANIER LAKES HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being all of the members of the Board of Directors (the "Board") of Lanier Lakes Homeowners Association, Inc., (the "Association"), acting pursuant to *Ala. Code (1975) § 10A-3-2.14*, hereby adopt, by this written consent, the following resolutions:

WHEREAS, Article VI § 1 of the Declaration of Protective Covenants for Lanier Lakes Subdivision (the "Covenants") states that the Association's Board of Directors (the "Board"), by a 2/3 vote, may promulgate, modify, or delete other use restrictions and rules and regulations applicable to the Community. This section states that the Board's authority "shall include, but shall not be limited to, the right... to impose all other necessary traffic and parking regulations..."

WHEREAS, Article VI § 5 of the Covenants lacks sufficient clarity as to where vehicles may be parked in the Community. This section states in part that all vehicles must be parked within garages unless the Occupants of a Residence have more vehicles than the number of parking areas in their garage. However, it does not state where said Occupants may park any vehicles they may own in excess of the number of parking areas in their garages. The Association understands this to be an oversight in legal drafting.

WHEREAS, it is the Association's intent to clarify that no vehicles of any kind are to be parked on the streets of the Community, or in any place other than a Residence's garage or driveway.

It is thereby:


RESOLVED, that all Vehicles in the Community, as defined in the Covenants, are to be parked within a Residence's garage or driveway.

IN WITNESS WHEREOF, the undersigned have executed this Action by Written Consent as of the 26th day of August, 2020.

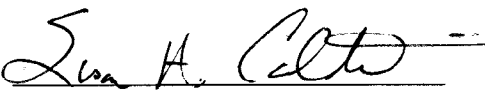
DIRECTORS:



CATHEY COLLINSWORTH



KAYE REYNOLDS



SUSAN CALTON



TRACEY FARR