

STATE OF ALABAMA

TALLAPOOSA COUNTY

**DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS OF
HIDDEN LAKE ESTATES SUBDIVISION PLAT NO. 1**

WHEREAS, DILPAR DEVELOPERS, L.L.C. is the owner of the land situated in Tallapoosa County, Alabama, as described on Exhibit A attached hereto; (herein as the "Property" on the "Subdivision").

WHEREAS, Developer desires to create and carry out an orderly, uniform and general plan of development and improvement of the Property which plan is designed for the mutual benefit of Developer and the owners of parcels of the Property; and

WHEREAS, to enhance the value and desirability of the Property, Developer desires to encumber and restrict all of the Property with the protective covenants and restrictions hereinafter set forth; and

WHEREAS, Developer may sell, convey, lease and mortgage the Property subject to this Declaration and desires that owners, lessees and mortgagees thereof shall at all times enjoy the benefits of, and shall hold their individual parcels or liens subject to, the covenants and conditions contained herein, and shall in addition comply with all ordinances and regulations of Tallapoosa County as they now exist or as they may be amended and shall also comply with any other covenants of a more restrictive nature which might be imposed from time to time in the future.

NOW, THEREFORE, in consideration of the premises and to assist in enhancing and protecting the value, desirability, and attractiveness of the Property, Developer hereby declares that the Property shall be sold and conveyed subject to the protective covenants and restrictions hereinafter set forth, which shall be deemed to run with the land and shall be a benefit and a burden to Developer, its successors and assigns (for only so long as it owns a portion of the Property), any person or entity subsequently acquiring or owning an interest in the Property, their grantees, successors, heirs, executors, administrators, devisees and assigns.

ARTICLE I – Definitions

As used in this Declaration, unless the context otherwise requires, the following shall mean:

