

**ROLLING HILLS SUBDIVISION**  
**DECLARATION OF COVENANTS, CONDITIONS, AND**  
**RESTRICTIONS**

**THIS ROLLING HILLS SUBDIVISION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** is made as of the 29<sup>TH</sup> day of October, 2004, by Marshall L. Carter and Ida M. Carter

**RECITALS:**

Developer is the owner of the Property, as described in Section 1.23 below, and desires to own, develop, improve, lease, and sell the Property for residential housing purposes, subject to certain easements, covenants, conditions, restrictions, requirements, and obligations in order to protect the value and desirability of the Property and to have a flexible and reasonable method for the administration and maintenance of the Property.

Developer has heretofore caused or shall cause the Association, as defined in Section 1 .06 below, to be formed as an Alabama nonprofit corporation for the purposes of managing and maintaining the Common Areas, as defined in Section 1 .09 below, establishing monthly budgets for maintaining the Common Areas and paying all costs and expenses incurred by the Association in connection therewith, making Assessments, as defined in Section 1 .05 below, and otherwise taking all action which the Association is authorized to undertake hereunder.

**NOW, THEREFORE,** Developer does hereby declare that all of that certain real property situated in Lee County, Alabama, which is more particularly described in *Exhibit A* attached hereto and incorporated herein by reference shall be held, developed, improved, transferred, sold, conveyed, leased,

