



(205) 478-4974

Stone Ridge Subdivision

Stone Ridge Dr. - Springville, AL

GPS 33.79362, -86.33538

Escape to Stone Ridge Subdivision. Now Packaging Lots For Sale together for Larger Estate Tracts. Own 3 Acres or 9 Acres. Build on 1 Tract and Keep others for Investment. Beautiful Scenic Subdivision with Gorgeous Views of Chandler Mountain in the Distance. The road snakes through the subdivisions along Mature Trees. The color is Spectacular in the Fall. Better yet, this would be great for Friends looking to build together in a neighborhood setting. Call Chad Camp for more information. 205-478-4974

DIRECTONS: From Birmingham: Go I-59 to St. Clair Springs Exit 156. Turn Right on Hwy 23. Go 5 Miles and Turn Right into Stone Ridge. Went too Far if you Reach County Road 31.



AlabamaLandAgent.com

Land • Farms • Lake Property

Lovejoy Realty

Chad Camp

(205) 478-4974

www.LovejoyRealty.com

PRICING FOR STONE RIDGE SUBDIVISION

LOT NO	ACRES	PRICE	COMBO	ACREAGE	PRICES
1	5.11	\$24,900.00			
2	2.34	\$19,900.00	1, 2, & 3	9.66	\$59,900.00
3	2.21	\$24,900.00			
5	1.73	\$32,900.00	5 & 6	3.17	\$54,900.00
6	1.44	\$32,900.00			
9	1.97	\$19,900.00	9, 10, & 11	7.94	\$59,900.00
10	2.32	\$24,900.00			
11	3.65	\$29,900.00			
12	3.38	\$29,900.00	12 & 13	5.61	\$49,900.00
13	2.23	\$24,900.00			
17	1.9	\$25,900.00	17	1.9	\$25,900.00
19	1.78	\$24,900.00	19 & 20	4.6	\$49,900.00
20	2.82	\$29,900.00			
21	3.02	\$29,900.00	21 & 22A	4.92	\$49,900.00
22A	1.9	\$24,900.00			
23	1.54	\$18,900.00	23, 24, & 25	6.36	\$49,900.00
24	2.34	\$24,900.00			
25	2.48	\$24,900.00			
28	2.34	\$24,900.00	28 & 29	5.06	\$39,900.00
29	2.72	\$24,900.00			

FINANCING OPTIONS

Metro Bank
 Don Sanders
 205-594-7400 or 884-2265

Alabama Farm Credit
 Jim Tollison or Andrew Pinyan
 256-362-0507



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Boundary

Map data ©2018 Google Imagery ©2018, Dig

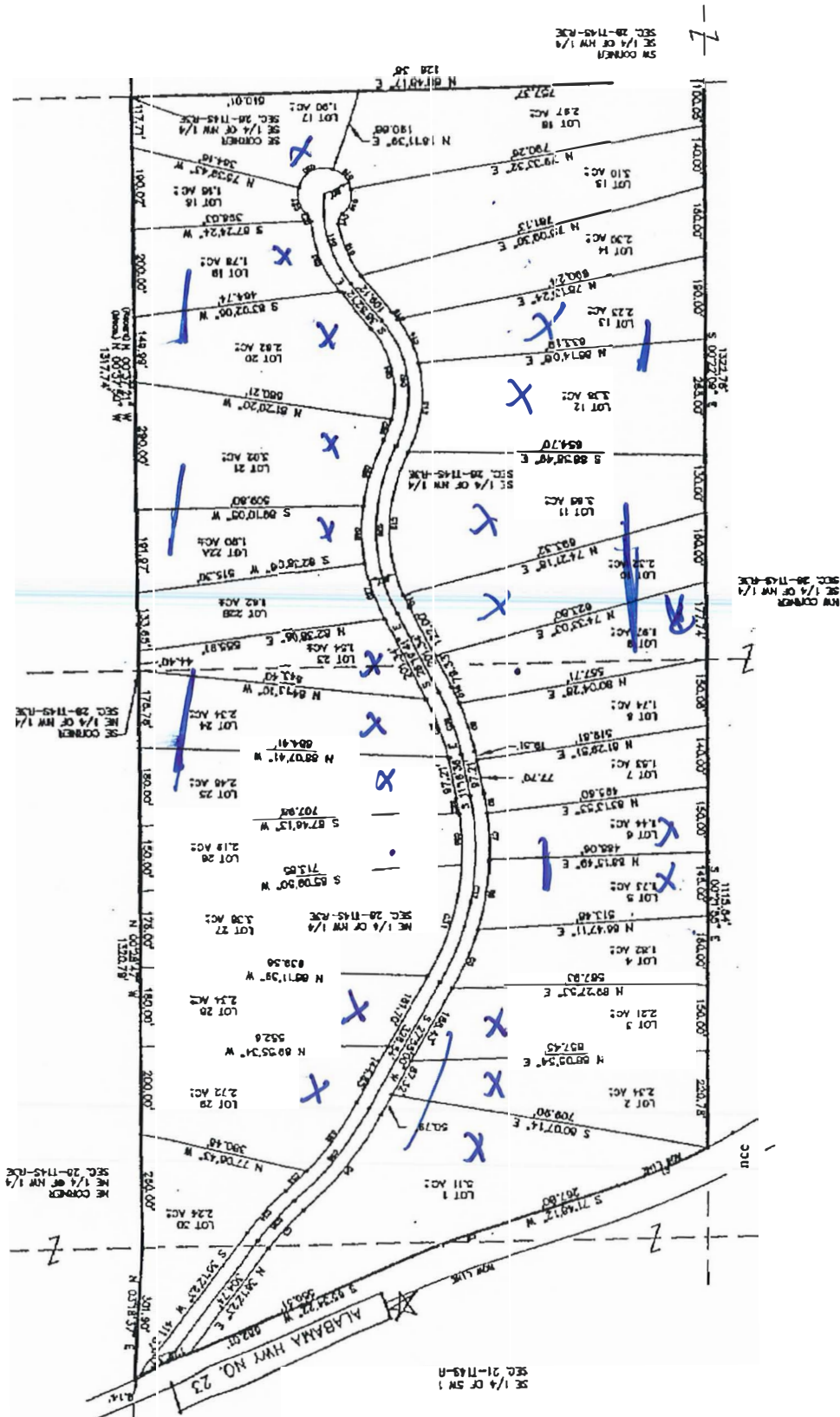


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205-478-4974

Number	Road	OLD Address	Postal_Town	Zip
1	STONE RIDGE DR		SPRINGVILLE	35146
95	STONE RIDGE DR	LOT 30	SPRINGVILLE	35146
106	STONE RIDGE DR	LOT 1	SPRINGVILLE	35146
129	STONE RIDGE DR		SPRINGVILLE	35146
199	STONE RIDGE DR	LOT 29	SPRINGVILLE	35146
250	STONE RIDGE DR	LOT 2	SPRINGVILLE	35146
294	STONE RIDGE DR	LOT 3	SPRINGVILLE	35146
295	STONE RIDGE DR	LOT 28	SPRINGVILLE	35146
340	STONE RIDGE DR	LOT 4	SPRINGVILLE	35146
355	STONE RIDGE DR	LOT 27	SPRINGVILLE	35146
386	STONE RIDGE DR	LOT 5	SPRINGVILLE	35146
414	STONE RIDGE DR	LOT 6	SPRINGVILLE	35146
415	STONE RIDGE DR	LOT 26	SPRINGVILLE	35146
450	STONE RIDGE DR	LOT 7	SPRINGVILLE	35146
451	STONE RIDGE DR	LOT 25	SPRINGVILLE	35146
488	STONE RIDGE DR	LOT 8	SPRINGVILLE	35146
489	STONE RIDGE DR	LOT 24	SPRINGVILLE	35146
522	STONE RIDGE DR	LOT 9	SPRINGVILLE	35146
523	STONE RIDGE DR	LOT 23	SPRINGVILLE	35146
558	STONE RIDGE DR	LOT 10	SPRINGVILLE	35146
575	STONE RIDGE DR	LOT 22B	SPRINGVILLE	35146
625	STONE RIDGE DR	LOT 22A	SPRINGVILLE	35146
640	STONE RIDGE DR	LOT 11	SPRINGVILLE	35146
701	STONE RIDGE DR	LOT 21	SPRINGVILLE	35146
710	STONE RIDGE DR	LOT 12	SPRINGVILLE	35146
760	STONE RIDGE DR	LOT 13	SPRINGVILLE	35146
763	STONE RIDGE DR	LOT 20	SPRINGVILLE	35146
786	STONE RIDGE DR	LOT 14	SPRINGVILLE	35146
845	STONE RIDGE DR	LOT 19	SPRINGVILLE	35146
846	STONE RIDGE DR	LOT 15	SPRINGVILLE	35146
855	STONE RIDGE DR	LOT 18	SPRINGVILLE	35146
874	STONE RIDGE DR	LOT 16	SPRINGVILLE	35146
875	STONE RIDGE DR	LOT 17	SPRINGVILLE	35146
876	STONE RIDGE DR		SPRINGVILLE	35146

TOP



AN HOLL

2269.05

STATE OF ALABAMA

ST. CLAIR COUNTY

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DEED Book & Page
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**DECLARATION OF PROTECTIVE COVENANTS
FOR
STONE RIDGE**

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned, John T. Oakes, is the owner of all of the following described property:

All tracts located in STONE RIDGE and consisting of a total of 31 tracts. Said property is situated in a part of the SE 1/4 of the SW 1/4 of Section 21, Township 14 South, Range 3 East and a part of the NE 1/4 of the NW 1/4 and a part of the SE 1/4 of the NW 1/4 of Section 28, Township 14 South, Range 3 East, St. Clair County, Alabama.

WHEREAS, the undersigned desires to subject each tract located in said survey to the conditions, limitations and restrictions hereinafter set forth,

NOW, THEREFORE, the undersigned do hereby expressly adopt the following additional protective covenants, conditions, and limitations for said subdivision, to-wit:

That said property and each tract located in said subdivision shall be and the same are hereby subject to the following conditions, limitations, and restrictions:

I. RESIDENTIAL USE AND IMPROVEMENTS

A. All tracts shall be used for single family residential purposes exclusively.

B. All plans and specifications for any structure or improvement whatsoever to be erected on or moved upon any tract, and the proposed location thereof on any tract or tracts; the construction material, exterior paint and finishes, the roofs, landscaping, any later changes or additions after initial approval thereof, and any remodeling, reconstruction, alterations, or additions thereto on any tract shall be subject to and shall require the approval in writing of the Committee before any work is commenced. THE SCOPE OF REVIEW BY THE COMMITTEE SHALL BE LIMITED TO APPEARANCE ONLY AND SHALL NOT INCLUDE ANY RESPONSIBILITY OR AUTHORITY TO REVIEW FOR STRUCTURAL SOUNDNESS, COMPLIANCE WITH BUILDING OR ZONING CODES OR STANDARDS, OR ANY OTHER

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No tract, once subdivided and recorded by the undersigned or their assigns, shall be further subdivided or used as an entrance way or public right of way to an adjoining property, except by permission of the developer.

2. GENERAL REQUIREMENTS

A. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any tract, except dogs or cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

B. No noxious or offensive trade activity shall be carried on upon any tract nor shall anything be done thereon which may be or become annoyance or nuisance to the neighborhood.

C. No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted upon, or in any tract, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any tract. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any tract.

D. No trash, garbage or other refuse shall be dumped, stored, or accumulated on any tract. Trash, garbage or other waste shall not be kept on any tract except in sanitary containers or garbage compact units. No outside burning of trash, garbage or household refuse shall be permitted, except during the construction period.

E. No structure of a temporary character, or trailer, basement, tent or shack shall be used at any time as a residence either temporary or permanently other than for development purposes. There shall be no occupancy of any dwelling unit until the interior and exterior of the dwelling is complete.

F. No sign of any kind shall be displayed to the public view on any tract except one sign of not more than six (6) square feet advertising the property during the construction and sales period.

G. All home owners and builders shall be familiar with and in compliance with the Alabama Department of Environmental Management rules, regulations and requirements. Any citations issued by ADEM will be the responsibility of the individual homeowner and/or builder.

H. During the construction, all builders must keep the homes, garages, building site clean. All building debris, stumps, trees, etc., must be removed from each building site by the builder as often as necessary to keep the house and tract attractive. Such debris will not be dumped in any area of the subdivision.

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SIMILAR OR DISSIMILAR FACTORS. Commencement of construction is strictly prohibited prior to receipt of a "Letter of Approval" of the Committee, a copy of which must be signed by the builder or owner, and returned to the Committee for retention.

C. One set of prints of the drawings and specifications (herein referred to as the "plans") for each house or other structure proposed to be constructed on each tract shall be submitted for review by the Committee. The Committee will either accept or reject the plans. The plans submitted to the Committee shall be retained by the Committee. Said plans shall be delivered to the general office of the Developer at least five (5) days prior to the date construction is scheduled to commence. Each such plan must include the following:

Plan Requirements:

1. All plans for structures shall not be less than 1/8"=1" scale.

D. No structure shall be erected, altered, placed or permitted to remain on any residential building tract other than detached single family dwellings and a private garage for not more than four cars, and other outbuildings incidental to necessary for proper residential use of the tract. All detached outside buildings shall be constructed of the same exterior materials as single family dwelling.

E. No building shall be located on any lot nearer than 35 feet to the front lot line. No building shall be located nearer than 15 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 40 feet to the rear lot line.

F. Each main structure or a residential building exclusive of open porches, garages, and basements shall meet the following size restrictions:

Dwellings shall contain not less than 1,800 square feet of finished and heated living area. In the event of a 1 1/2 or a 2 story house not less than 1,400 square feet shall be on the ground floor. Such dwellings shall be of good materials and workmanship and in keeping with other houses in said subdivision and shall adhere to the St. Clair County building codes.

All dwellings and houses shall be full brick or brick and stone, with the exceptions of eaves, overhangs, and bay windows. Dwellings can have textured siding on the rear of house. Textured siding, aluminum, vinyl, wood, plastic, or masonite may be used on these areas.

All paints shall be in soft tones.

All dwellings shall be required to have concrete or asphalt driveways.

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- I. Once a tract(s) have been purchased, Owner shall have 12 months to begin construction.
- J. When the construction of any structure is begun, work thereon must be prosecuted diligently and continuously and must be completed within 12 months of initial starting date. During construction period, all driveways shall be rock or other acceptable substance to keep the street from being tracked by mud.
- K. Garage doors shall not be permitted on the front of houses unless approved by the Architectural Review committee.
- L. Outside air conditioning units may not be located in the front yard, only on the side or rear as required.
- M. No plumbing or heating vent shall be placed on the front yard of the house, only on the side or rear as required.
- N. Any person purchasing a tract or tracts in the referenced subdivision upon time of construction, and where sewer is available, shall be hooked on to public sewer if available, if not, private septic system is to be permitted.
- O. Satellite dish locations will be restricted to the rear of the house in an inconspicuous location and shall not be visible from the front of the residence.
- P. Swimming pools are permitted in the rear of the residence. However, they must be contained in a property fenced area and be located within acceptable setback lines.
- Q. No fence of any kind shall be allowed in the front of any resident.
- R. All front and side yard areas between the street and building line designated for grass must use sod or natural areas.
3. Each and every covenant and restriction contained herein shall be considered to be an independent and separate covenant and agreement, and in the event any one or more of said covenants or restrictions shall, for any reason, be held to be invalid or unenforceable, all remaining covenants and restrictions shall nevertheless remain in full force and effect.
4. The covenants and restrictions set forth herein are made for the mutual and reciprocal benefit of each tract within the herein described subdivision and are intended to create:

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Wallace Wyatt Jr - Probate Judge
St. Clair Subdivision, Alabama

- (i) mutual, equitable servitudes upon each tract within such subdivision;
- (ii) reciprocal rights between and among the respective owners and future owners of each tract within such subdivision; and
- (iii) a privity of contract and estate between the grantees of any and all tracts within such subdivision, their respective heirs, executors, administrators, successors and assigns.

5. The Architectural Review Committee, hereinafter referred to as the Committee, shall be established by the Developer and shall be composed of three to five persons appointed by the Developer to perform the duties contained herein. The Developer may be self-appointed to serve as one of the designees on the Committee. All members of the Committee shall be appointed by the Developer as long as the Developer owns any tracts within the Subdivision.

The committee's approval or disapproval as required in these covenants shall be in writing. The Committee will have fifteen (15) days after all plans and specifications have been submitted to approve or disapprove such plans.

6. Stone Ridge Drive is a county road and shall be maintained by St. Clair County.

IN WITNESS WHEREOF, John T. Oakes, has caused this Declaration of Protective Covenants to be executed on this _____ day of _____, 2004.

JOHN T. OAKES

STATE OF ALABAMA

GENERAL ACKNOWLEDGMENT

COUNTY OF ST. CLAIR

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN T. OAKES, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 2004.

Book/Pg: 2006/588
Term/Cashier: S RECORD / Lead
Tran: 3461.87995.133657
Recorded: 01-17-2006 16:24:14
CER Certification Fee
DFE Deed Tax
PJF Special Index Fee
REC Recording Fee
Total Fees: \$ 163.00

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
132.5
5.5
24.0