



Taylor Farms

- T1 - 22 +/- Acres \$226,000 - Taylor's Trl
- T2 - 26 +/- Acres \$236,700 - Taylor's Trl
- T3 - 45 +/- Acres \$201,520 - Acton Road
- T4 - 53 +/- Acres \$229,190 - Acton Road

Moody, AL - GPS 33.61340, -86.49975

Taylor Farms - Build the Dream Home with 4 Tracts to Choose. Nestled only 30 Minutes from Birmingham, you're minutes from the Schools and Interstate I-20. Access located along acton road and Taylor's Trl for private driveway. This will offer the opportunity for your private gated paradise. You'll enjoy riding ATV's, bird watching, watching deer & turkey, browse and hiking. Final plat to be approved with City of Moody. Restrictions do apply with additional information regarding horses. Call Chad Camp

Directions: From Birmingham: Go I-20 to Exit 144B. North on Hwy 411. Go past CVS. Just before Tractor Supply. Turn left on Robbie Drive. Left on James Taylor Rd. At 3 Way Stop. Turn left and 45 53 Acre on down on the right or stay straight and turn into Taylors Cove. Then turn left on Taylors Trail and go to the dead end. You'll find the 22 and 26 acre there.

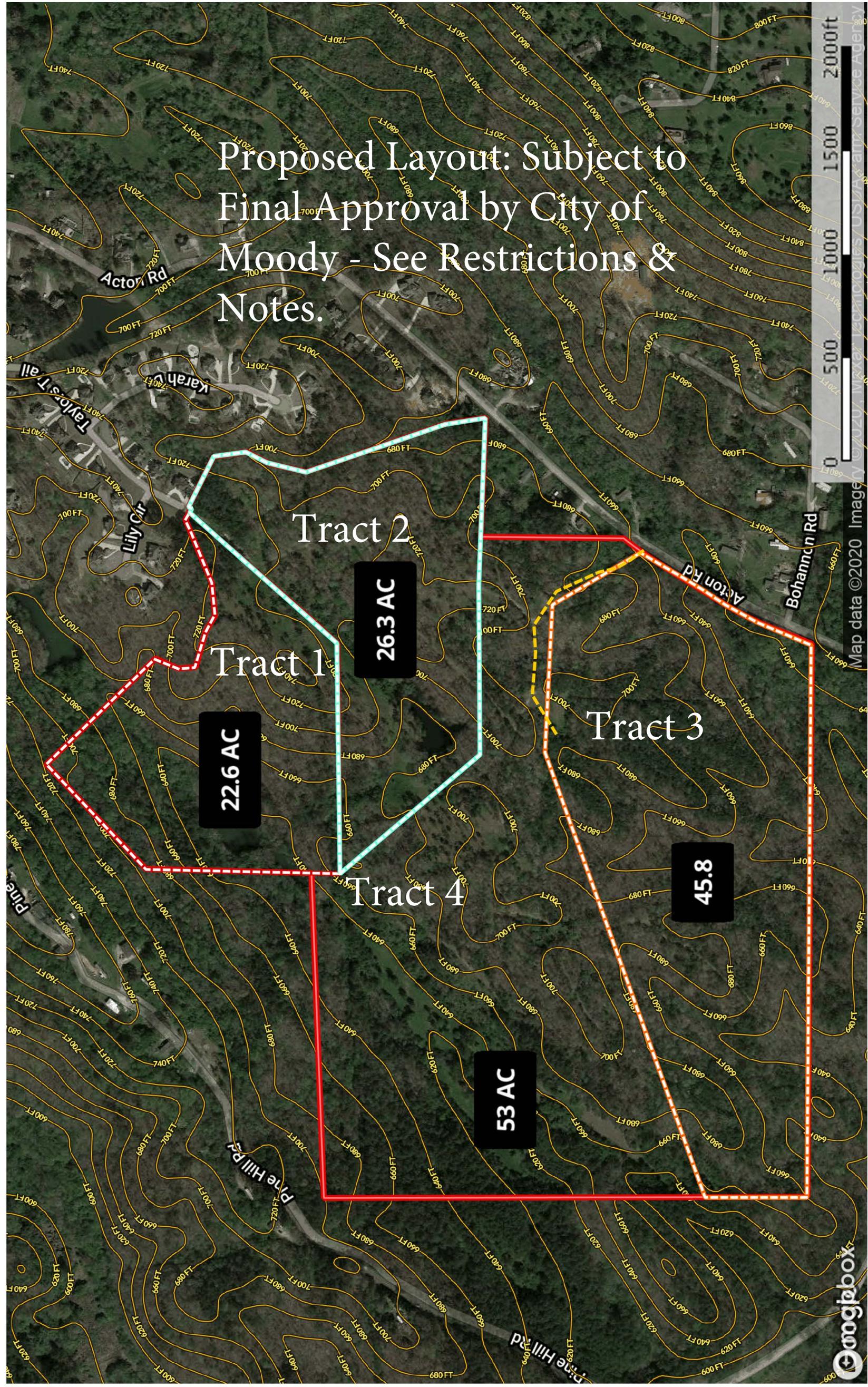
Chad Camp
(205) 478-4974



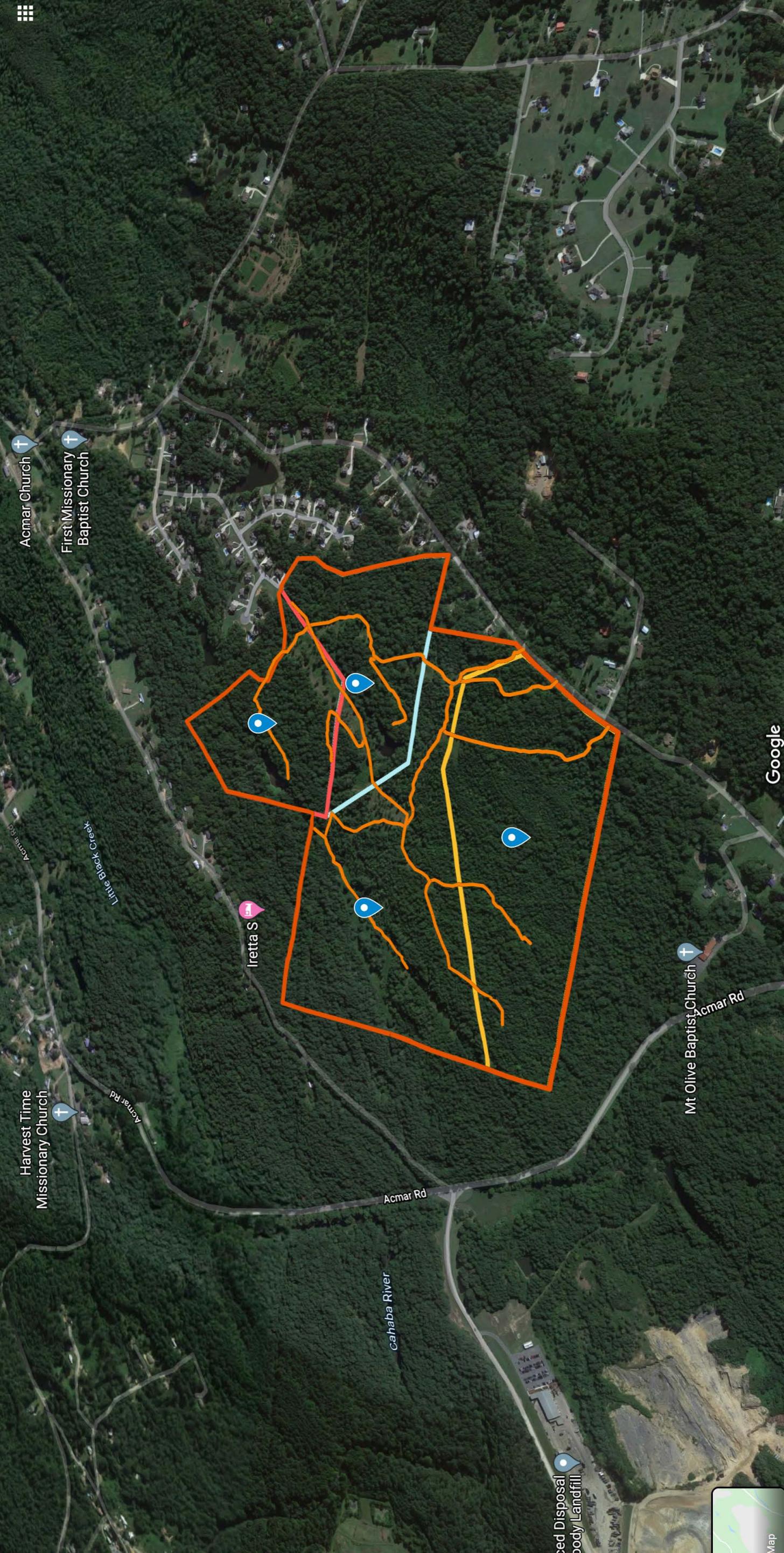
AlabamaLandAgent.com
Land • Farms • Lake Property



Proposed Layout: Subject to
Final Approval by City of
Moody - See Restrictions &
Notes.



- Road / Trail
- 45.8 +/- Acres
- 26.3 +/- Acres
- 22.6 +/- Acres
- 148.6 +/- Acres



Acmar Church

First Missionary Baptist Church

Harvest Time Missionary Church

Iretta S

Cahaba River

Acmar Rd

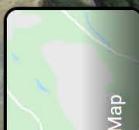
Little Black Creek

Mt Olive Baptist Church

Acmar Rd

Used Disposal Body Landfill

Google



Restrictions for Taylor Farms

1. Minimum one thousand six hundred (1,600) square feet. Square footage measurements shall include only the living (heated and cooled) areas of a dwelling but shall not include porches, garages, basements or decks.
2. 1 dwelling per 20 Acre Tract. Owner can have mother-in-law suite constructed onsite attached behind existing home by breezeway matching dwelling in construction colors and materials.
3. 1 Horse per 3 Acres of Pasture.
4. Horses shall be housed not less than 200 feet from any adjacent lot not zoned AG-1.
5. No trash, garbage or other refuse shall be dumped, stored, or accumulated on any Lot/tract. Trash, garbage or other waste shall not be kept on any Lot except in sanitary containers or garbage compactors units. Garbage containers, if any, shall be kept in a clean and sanitary condition and shall be so placed or screened by shrubbery or other appropriate material as not to be visible from any road, or within sight distance of any other Lot at any time except during refuse collection.
6. No structure of a temporary character, trailer, basement, tent or shack shall be used at any time as a residence either temporarily or permanently or otherwise allowed to remain on any Tract. There shall be no occupancy of any dwelling unit until the interior and exterior of the dwelling is completed and the appropriate governmental authorities have issued a certificate of occupancy for such dwelling.
7. Signs. No commercial signs, including political signs or other similar signs shall be erected or maintained on any Lot unless advertising the Lot for sale or lease, not in excess of four (4) square feet and not greater than four (4) square feet above ground level, except that during construction the builder shall be allowed to display a sign.

8. When the construction of any dwelling is once begun, work thereon must be prosecuted diligently and continuously and the dwelling on such Lot must be completed within twelve (12) months.
9. Front exterior of home shall be Brick or Stone Veener. Dwelling foundation exceeding ground elevation shall match front exterior in color and style. Side and Back elevations can be vinyl, colored aluminum or painted hardy board. No concrete block work including foundations, concrete block steps, walkways, walls, or any other concrete block work, whether painted or otherwise shall show above ground or from the exterior of any dwelling.
10. All outbuildings must complement the home in color. Maximum 2 outbuildings which can't exceed 2,000 sq. ft in any combination.
11. No individual water supply system shall be permitted on any Lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of both state and local public health authorities. Approval of such systems as installed shall be obtained from such authority.
12. No automobiles or other vehicles will be stored on any Lot or kept on blocks unless in the basement or garage of a dwelling. Boats, utility trailers, recreational vehicles and travel trailers must either be parked or stored in the basement or garage of a Dwelling or within a completely enclosed structure on a Lot.
13. Silt fences must be installed, maintained and roads cleaned of all dirt, silt and rocks as needed. During construction all curbing shall be lined with a silt fence supported by steel posts. A designated driveway with gravel will be excluded.
14. Tracts 1 and 2 in Taylor Farms cannot be used to access another property with the intent of land development other than for personal use and access.
15. Developer reserves the right to record, modify, amend, revise and otherwise add to, at any time and from time to time, a subdivision plat setting forth such information as Developer may deem necessary with regard to the

Property, including without limitation, the locations and dimensions of all Lots, Common Areas, public or private roads, utility systems, drainage systems, utility easements, drainage easements, access easements, setback line restrictions, retention ponds and drainage basins. Any such subdivision plats or any amendments thereto shall be binding on the proportions of the Property indicated thereon as if such subdivision plat were specifically incorporated into these Covenants. Notwithstanding anything provided to the contrary in these Covenants, Developer may at any time or from time to time divide and redivide, combine and resubdivide any Lots owned Developer and change any easement description or relocate any roads affect thereby, subject to approval of any Governmental Authority having jurisdiction thereof.

NOTES FOR BUYERS AND AGENTS:

- ALL LAYOUTS ARE SUBJECT TO THE FINAL APPROVAL OF CITY OF MOODY INCLUDING THE PURPOSE OF REZONING FOR AG-1 HOBBY FARM.
- ONCE CONTRACTS ARE IN PLACE. SELLER WILL SURVEY AND APPLY FOR FINAL PLAT APPROVAL WITH CITY OF MOODY AND REZONING TO AG-1 HOBBY FARM BEFORE CLOSING. **SELLER WILL INCLUDE "SALE IS CONTINGENT UPON FINAL PLAT APPROVAL AND REZONING FOR AG-1 HOBBY FARM WITH THE CITY OF MOODY.**
- BUYER'S AGENTS WILL NEED TO CONSIDER 30-60 DAYS FOR THE APPROVAL WHEN CONSIDER MAKING AN OFFER.