

AMENDED RESTRICTIONS

COUNTRY CLUB ESTATES

DEED 1150 46
Recorded In Above Book and Page
10/25/2020 08:40:36 AM

THE STATE OF ALABAMA

Original Restrictions recorded
Deed Book 304 Page 148
Notary Public
Talladega County, AL

COUNTY OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS:

That the Country Club Lot Owners Association Inc, does hereby acknowledge, declare and adopt the following amended restrictions of Country Club Estates Subdivision:

**ARTICLE IV
BOARD OF DIRECTORS**

The number, qualifications, terms of office and manner of selection of members of the Board of Directors for the Association shall be as follows:

- (a) The entire control and management of the Association is vested in the Board of Directors. The number of Directors shall be nine (9).
- (b) Three Directors shall be elected each year at the annual meeting of the members.
- (c) The terms of office of the members of the Board of Directors elected (after) the initial Board of Directors shall be three years in length. A board member must be in good standing with the Association and abide by the restrictions of the community. The terms of office of the Board of Directors shall be staggered so that one-third of the members shall be elected each year: Vacancies occurring during a term shall be filled for the unexpired portion thereof by the remaining members of the board.
- (d) In the second quarter of each year, the Directors shall hold their annual meeting at Country Club Estates in Talladega County, Alabama, for the purpose of electing and designating the officers for the ensuing year. At said meeting, the officers shall make a report of their acts and doing, during the preceding year, and shall transact such other business as may be brought before the meeting. The annual Director's meeting may be held jointly, in whole or in part, with the annual meeting.

(e) Regular periodic meetings of the Directors shall also be held in each quarter in each year, at a time and place selected by the Chairperson or any two directors. Quarterly meetings may be cancelled in the Chairperson and any four directors agree to dispense with the meeting.

(f) Special meetings of the Board of Directors may be held at any time and place designated by the President on three (3) days notice to each Director.

(g) Two-thirds of the Directors shall constitute a quorum at any meeting of the Board of Directors, and all questions shall be determined by a majority vote; provided, however, that any amendment of the by-laws of the Association shall require an affirmative vote of not less than three-fourths of the Directors in office.

(h) Notwithstanding any provision contained herein, the Board of Directors shall have the right to suspend the voting rights, and the rights to use the facilities of the Association of any member or Associate member:

(1) For any period during which any Association charge owed by the Member or Associate member remains unpaid; and

Recording Fee 22.50
TOTAL 22.50

(2) During the period of any continuing violation of the restrictive covenants for the development after the existence of the violation shall have been declared by the Board of Directors of the Association.

Executed this the 12 day of October, 2020.

ATTEST:

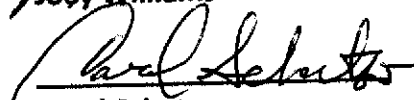
Country Club Estates Lot Owners Association, Inc. Board of Directors



Bill Kennedy, President



Gail Daniel,



Troy Rochester


Joey Williams


Carol Schatz


Randy Sparks, Vice-President


Jim Brower


Billy Vann

Lauren Cline

This amendment was passed by the Board of Directors on February 8, 2014 and was to be recorded by the Secretary Bobbie Owens. The board was told it was taken care of. The last couple of months, it was brought to the board's attention that this amendment was never recorded at the courthouse in Talladega County, Alabama. We found the minutes of the board meeting, showing it passed, but could not find any paperwork where it was recorded. The Board of Directors of Country Club Estates has been operating under this since 2014 and this is an attempt to correct the oversight.