

STATE OF ALABAMA)
:
SHELBY COUNTY)

This instrument prepared by:
Raymond P. Fitzpatrick, Jr.
1200 Corporate Dr., Suite 105
Birmingham, Alabama 35242

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR MEADOW BROOK TOWN HOMES**

Whereas, the Declaration of Covenants, Conditions and Restrictions for the Meadow Brook Town Homes was last amended and restated in its entirety by Amendment dated May 22, 2001 and recorded as Inst. # 2001-20685 in the Probate Office of Shelby County, Alabama (hereinafter referred to as the "Declaration"), all terms and provisions of which are adopted by this reference; and

Whereas, the Declaration provides in Article XI, Section 2, that it may be amended by an instrument signed by at least seventy-five percent (75%) of the Lot Owners; and

Whereas there are currently 103 Lots that are subject to the Declaration and this Amendment to the Declaration has been approved and signed by 79 of the Owners, constituting more than 75% of the Lot Owners.


NOW THEREFORE, the undersigned declares that the Declaration shall be amended and revised as follows:

1. Article IX, Section 1, shall be amended and revised to state the following in its entirety:


Section 1. Land Use and Building Type. No Lot shall be used except for single-family residential purposes by the Lot Owner. No Lot shall be rented or leased for a term of less than six (6) continuous months and shall require submission of a signed lease to the Board of Directors in which the Owner and tenant agree that the tenant is subject to the Declaration and all rules and regulations of the Association. No transient or short-term leases of less than six months are permitted. No building shall be erected, altered, placed, or permitted to remain on any Lot other than one single-family dwelling not to exceed three stories in height. No Lot shall be subdivided, or any portion thereof sold to the extent that it would violate this instrument, or the rules and regulations set forth by the Shelby County Planning Commission and its zoning ordinance, specifically but not limited to, those requirements regarding density.

The undersigned, Janet Wallace, as President, and Marian Morris, as Secretary, of the Meadow Brook Town Homes Association, Inc. hereby certify that the forgoing Amendment to the Declaration has been signed and approved by more than 75% of the Lot Owners and their signature pages are annexed hereto.

This 16th day of February 2024.



President




Secretary

STATE OF ALABAMA)

SHELBY COUNTY)

I, Raymond P. Fitzpatrick, Jr., a Notary Public in and for said County in said State, hereby certify that the foregoing instrument was signed by Janet Wallace, in her capacity as President of the Meadow Brook Town Homes Association, Inc. and Marian Morris, in her capacity as Secretary of the Meadow Brook Town Homes Association, Inc. and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, in such capacity and with full authority, they executed the same voluntarily for and as the act of said homeowners association and corporation on the day the same bears date.

Given under my hand and official seal this 16th day of February 2024.


Notary Public

My Commission Expires: June 19, 2027

