

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.

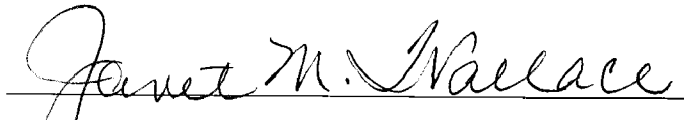
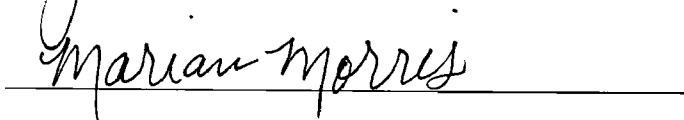
NOW THEREFORE, the undersigned declares that the Declaration shall be amended and revised as follows:

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)

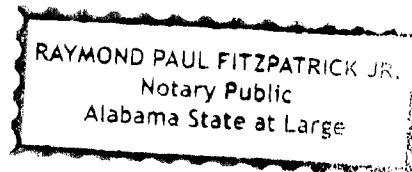
SHELBY COUNTY)

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



STATE OF ALABAMA) This instrument prepared by:
: Raymond P. Fitzpatrick, Jr.
SHELBY COUNTY) 1200 Corporate
Dr., Suite 105

Birmingham, Alabama 35242

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

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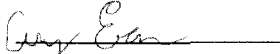
Whereas, the Declaration provides in Article XI, Section 2, that it may be amended by an instrument signed by at least seventy-five percent (75%) of the Lot Owners; and

Whereas there are currently 103 Lots that are subject to the Declaration and this Amendment to the Declaration has been approved and signed by _____ 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.

 Unit 112 February 9, 2024.

STATE OF ALABAMA)
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 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**

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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 _____ 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:

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As the owner of Unit 117 in the Meadow Croft Townhomes, I have read this amendment and am in favor of it as indicated by my signature below:

Gretchen Britt Richard Greer 2-5-24

Printed Name
Richard Greer

Signature Signed by:

Richard Greer

Date
2/5/2024

Co-owner if applicable

Signature 68896C30B997454...

Date

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ASTATE OF ALABAMA)
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Raymond P. Fitzpatrick, Jr.
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As the owner of Unit 121 in the Meadow Croft Townhomes, I have read this amendment and am in favor of it as indicated by my signature below:

<u>Jill Datema</u>	<u>Jill Datema</u>	<u>2/11/2024</u>
Printed Name	Signature	Date
<u>Jared Datema</u>	<u>Jared Datema</u>	<u>2/11/2024</u>
Co-owner if applicable	Signature	Date

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As the owner of Unit 123 in the Meadow Croft Townhomes, I have read this amendment and am in favor of it as indicated by my signature below:

<u>Row DAVENPORT</u>	<u>[Signature]</u>	<u>2-12-24</u>
Printed Name	Signature	Date
<u>Genevieve Davenport</u>	<u>[Signature]</u>	<u>2/12/24</u>
Co-owner if applicable	Signature	Date

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As the owner of Unit 124 in the Meadow Croft Townhomes, I have read this amendment and am in favor of it as indicated by my signature below:

CLARENCE M. BALL JR Clarence Ball 2-5-24
 PRESIDENT Printed Name Signature Date
OLD SHELL PROPERTIES, INC.

Co-owner if applicable

Signature

Date

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STATE OF ALABAMA)
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As the owner of Unit 206 in the Meadow Croft Townhomes, I have read this amendment and am in favor of it as indicated by my signature below:

L.J. WHITE INVESTMENTS LLC



2-5-24

Printed Name

Signature

Date

Co-owner if applicable

Signature

Date

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 :
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As the owner of Unit 216 in the Meadow Croft Townhomes, I have read this amendment and am in favor of it as indicated by my signature below:

<u>GEMMA SIMS</u>	<u>Gemma Sims</u>	<u>2/12/24</u>
Printed Name	Signature	Date
<u>Bert Sims</u>	<u>Bert Sims</u>	<u>2-12-24</u>
Co-owner if applicable	Signature	Date

Date _____

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As the owner of Unit 416 in the Meadow Croft Townhomes, I have read this amendment and am in favor of it as indicated by my signature below:

Douglas A. Moore

Douglas A. Moore

02/09/2024

Printed Name

Signature

Date

*Karen M. Moore**Karen M. Moore**2/9/2024*

Co-owner if applicable

Signature

Date

As the owner of Unit 424 in the Meadow Croft
Townhomes, I have read this amendment and am in favor of it as
indicated by my signature below:

SUSAN MCCLESKEY Susan McCleskey
Printed Name Signature
Date 2-5-2024

Signature Date

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.

As the owner of Unit 424 in the Meadow Croft
Townhomes, I have read this amendment and am in favor of it as
indicated by my signature below:

Donald O. McCleskey Donald O. McCleskey
Printed Name Signature
Date 2.8.2024

Signature Date

STATE OF ALABAMA)

This instrument prepared by:

:

Raymond P. Fitzpatrick, Jr.

SHELBY COUNTY)

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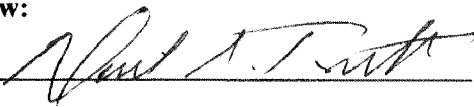
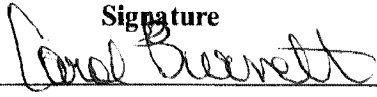
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As the owner of Unit 467 in the Meadow Croft Townhomes, I have read this amendment and am in favor of it as indicated by my signature below:

<u>DAVID BURNETT</u>	<u></u>	<u>2/5/24</u>
Printed Name	Signature	Date
<u>CAROL BURNETT</u>	<u></u>	<u>2/5/24</u>
Co-owner if applicable	Signature	Date

Date _____

Meadow Brook Townhome Association

Amendment for Article IX, Section 1 - Restricting the minimum lease term to 6 months

By signing below, I signify that I am a legal owner of the corresponding unit, I have read the Amendment, and I am in favor of it.

Unit	Owner 1 Printed Name	Owner 1 Signature	Date	DS	Owner 2 Printed Name	Owner 2 Signature	D
101	Jennifer Skates	<i>Jennifer Skates</i>	8/14/23				
102	Steve Cole	<i>Steve Cole</i>	1/27/24				
103							
104							
105							
106	Jayson Debelstein	<i>Jayson Debelstein</i>	12/24/23				
107	Holly + Jimbo Shirey	<i>Holly + Jimbo Shirey</i>	12/14/23				
108	Andrea Martin	<i>Andrea Martin</i>	1/23/24				
109	Belinda Feagin	<i>Belinda Feagin</i>	2/2/24		Charles L. Rectenwald	<i>Charles L. Rectenwald</i>	2/5
110	Kristen Pugh	<i>Kristen Pugh</i>	1/9/2024				
111							
112	Wendy Evans	<i>Wendy Evans</i>	2/9/24				
113	Jennifer Barton	<i>Jennifer Barton</i>	2/3/24				
114	Rene Bass	<i>Rene Bass</i>	01/09/2024				
115	Carolyn Sacks	<i>Carolyn Sacks</i>	01/14/2024				
116							
117	Greidhen Britt	<i>Greidhen Britt</i>	2/5/24		Richard Greer		2/5
118	Steve Rago	<i>Steve Rago</i>	1/28/2024				
119	Rebecca Vander	<i>Rebecca Vander</i>	1/27/24				
120	Kay Houde	<i>Kay Houde</i>	2/5/24				
121	Shirley Baker	<i>Shirley Baker</i>	2/1/24		Jared Dattena		
122							
123	Ron Davenport	<i>Ron Davenport</i>	2/12/24				
124	Laraine Ball	<i>Laraine Ball</i>	2/5/24		Genevieve Davenport		2/12
125	Connie Young	<i>Connie Young</i>	2/12/24				
126	Leslie Thredge	<i>Leslie Thredge</i>	12/14/23				
127	Diana Sartin	<i>Diana Sartin</i>	11/28/24				
128	Hope Hodges	<i>Hope Hodges</i>	12/14/23				
129	Eric McKendall	<i>Eric McKendall</i>	12/27/23				
130	Katie Hicks	<i>Katie Hicks</i>	2/2/24				
131	Maeve Thompson	<i>Maeve Thompson</i>	12/14/23				
132	Lynden Baldo	<i>Lynden Baldo</i>	1/24/23		Chad Balgo		
133	Beverly Echols	<i>Beverly Echols</i>	1/19/24				
134	Katey Ward	<i>Katey Ward</i>	1/22/24				
135	David Balgo	<i>David Balgo</i>	1/23/24				
136							
137	Jack White	<i>Jack White</i>	2/5/24				

Meadow Brook Townhome Association

Amendment for Article IX, Section 1 - Restricting the minimum lease term to 6 months

By signing below, I signify that I am a legal owner of the corresponding unit, I have read the Amendment, and I am in favor of it.

Unit	Owner 1 Printed Name	Owner 1 Signature	Date	DS	Owner 2 Printed Name	Owner 2 Signature	Date
207	Angie L. Jones	Angie L. Jones	12/14/23				
208	Mark D. Wilkins	Mark D. Wilkins	12/14/23				
209	David C. Carse	David C. Carse	12/14/23				
210	David C. Carse	David C. Carse	12/14/23				
211	Christy Lawrence	Christy Lawrence	1/21/24				
212							
213							
214							
215	Erin Connor	Erin Connor	1/23/24				
216	Gemma Sims	Gemma Sims	2/2/24	✓	Bert Sims		2/12
217	Angela Pezant	Angela Pezant	12/14/2023				
218	Courtney Stewart	Courtney Stewart	12/14/2023		Jason Stewart		12/11
219							
220	Katherine Smith	Katherine Smith	12/14/23				
221	JAMIE REY	JAMIE REY	2/11/24				
222	NAFISA CABUTAN	NAFISA CABUTAN	2/14/24	✓	Allan Cabutan	A	2/14
223	Lugh Donough	Lugh Donough	2/7/24				
224							
225	Christine B. Windsor	Christine B. Windsor	1/22/2024				
226							
227	Michael Smith	Michael Smith	1/23/24				
228	Sarah Kinloch	Sarah Kinloch	2/4/24				
229	Steven Thomas	Steven Thomas	2/1/24				
230	JANET WALLACE	JANET WALLACE	12/14/23				
231	Elvia G. Foreman	Elvia G. Foreman	12/14/23				
232							
233	SEF WINDS	SEF WINDS	1/22/24				
234	Leslie Dean Hiett	Leslie Dean Hiett	2/14/23				
238	Raven Burners	Raven Burners	12/14/23				
239							
240	Bretchen Kinnick	Bretchen Kinnick	1/13/24				
241	SEENA TRICE	SEENA TRICE	12/14/23				
242	Linda Harris	Linda Harris	12/19/23				
243	Belinda Feagin	Belinda Feagin	2/2/24				
404							
408	Michelle Brackley	Michelle Brackley	1/18/2023				
412	Sarah Smith	Sarah Smith	1/23/24				

Meadow Brook Townhome Association

Amendment for Article IX, Section 1 - Restricting the minimum lease term to 6 months

I, the undersigned, being the legal owner of the corresponding unit, have read the Amendment, and I am in favor of it.

Unit	Owner 1 Printed Name	Owner 1 Signature	Date	DS	Owner 2 Printed Name	Owner 2 Signature	D.
416	Douglas Moore		12/14-23	✓	Karen Moore		
420	Carol Bailey		2/8/24	✓			
424	Danala Malesky		1/9/24				
428	Marion Morris		1/9/24				
432							
435	Helen Chang	Shelly	12-14-23				
436	Michael McElarty	Michael B. McElarty	2/1/24				
440	Man Katharine Veary	mykatharineveary	2/7/24		Garrison Veary		2/7
443							
444							
447							
448	Lyndsey Mitchell	Lyndsey Mitchell	2/11/24	✓			
451	Reid Jones	Reid Jones	2/9/24	✓			
452	Sherry Howell	Sherry Howell	2-12-24				
455	Terr Kay Pope	Terr Kay Pope	01/21/2024				
456	Terr Kay Pope	Terr Kay Pope	2/10/2024				
459	Barbara Conner	Barbara Conner	01/28/2024	✓			
460	Reid Jones	Reid Jones	2/9/24	✓			
463	David Burnett	David Burnett	2/1/24				
464			2/5/24	✓	Carol Burnett		2/5
467							
468							
471	WIRGINIA W ZANE	Virginia W Zane	2/5/24		Gordon W ZANE		2/5
472	KEN STEELE	KEN STEELE	2/14/24		Beth Myers		2/1
475	Scott Myers	Scott Myers	12/14/23				
476							
480	Maria Bedard	Maria Bedard	2/14/24	✓			
484	Gordon McIntyre	Gordon McIntyre	12/14/23		Blanche McIntyre		2/13
488	Haley Anne Brunsell	Haley Anne Brunsell	1/28/24				

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Clerk
Shelby County, AL
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