

ADDENDUM TO THE COVENANTS OF THE  
CHAPEL HILL HOMEOWNERS ASSOCIATION

WHEREAS the members of the Board of Directors held a meeting on September 28, 2022 have unanimously agreed to amend the original Covenants of the CHAPEL HILL HOMEOWNERS ASSOCIATION, as follows:

1. If a board member misses three (3) or more called meetings, they shall be subject to lose their board position by vote of the remaining majority of the board members.
2. Fines will be assessed to any homeowner (amount to be determined on a case by case basis by the CHHA board) who continues after two (2) warnings to violate any covenant. Fines not paid within thirty (30) days of the assessment will result in a probated lien, with legal fees, court costs, administrative fees and interest.
3. Lawns must not be driven on or parked on by any road vehicle, trailer, etc. Grass must be maintained routinely with walks and drives edged. Areas not cut by mower must be trimmed; no grass clippings can be swept or blown into the street. Lawns must be maintained to a level which keeps our property values as high as possible. Drives and walks must be power washed when needed. Fences must be maintained and gates kept closed. Flower/shrub beds must be maintained. The Architectural Committee will be the determining body.
4. No live tree will be removed or altered without first checking with the HOA board. If HOA Board approves removal, then all debris and stump must be removed. Dead trees must be removed in the same manner on a timely basis.
5. As per article 6.6 no more than two (2) household pets are allowed. When outside, a dog must be on a leash and the pet owner is responsible for any poop clean-up. Additionally, excessive barking will be subject to possible board action.
6. Article 6.3, mailboxes and house numbering attached thereto must be maintained and are subject to Architectural Committee review.
7. Article 8, garbage disposal containers should not be placed on street for pick-up any sooner than evening before or the actual day of schedule pick-up. After pick-up is complete, the containers should be removed and properly stored out of site no later than the day of pick-up.
8. PODS and roll-off disposal containers must have Chapel Hill board permission to be placed on a property for a stated reasonable period with the understanding they are to be used only for storage of goods, or disposal of junk/debris, just prior to moving into or out of a Chapel Hill home. If additional time is needed, the homeowner must request the HOA to grant same.
9. Article 11, a vehicle, trailer, RV, etc., left on the street will be towed away after three (3) notices to move said vehicle, trailer, etc. The cost of the tow away and the related expenses will be charged to the homeowner.
10. No window a/c, exhaust fans or similar items are permitted in chapel Hill, except in dire situations caused by a disaster such as fire, hurricane, tornado, etc.
11. As per Article 14.2, the lot owners of Lots 1 through 52 are required to plant and maintain in the front lawn a minimum of 18 shrubs (formerly 36) not less than 16" in height and 12" in width and one (1) tree of the lot owner's choice no less than six (6) feet in height.

All other Covenants as previously executed shall remain in full force and effect.

IN WITNESS WHEREOF, the following officers of the Board of the Chapel Hill Homeowners Association have signed this Addendum to the Covenants on this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

THIS INSTRUMENT PREPARED BY:

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