

STATE OF ALABAMA
COUNTY OF MADISON

Deed Book 2022 Page 45722
Madison County, Alabama
Frank Barger, PROBATE JUDGE
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\$48.25

**AMENDMENT TO THE
RESTRICTIONS
FOR
ABBINGTON DOWNS**

THIS AMENDMENT (the "Amendment") to the Restrictions for Abbington Downs (the "Restrictions"), recorded on December 1, 1992 at Deed Book 803 Page 384 in the Office of the Judge of Probate of Madison County, Alabama, is made on the date hereinafter set forth pursuant to Part E-1 of the Restrictions.

WHEREAS, Part E-1 of the Restrictions state that they may be amended by a majority of the owners of the lots.

WHEREAS, the Restrictions govern 102 lots.

WHEREAS, Abbington Downs Homeowners Association (the "Association") proposed to amend the Restrictions as described herein. The majority of the owners of the lots have signed to approve this Amendment. The signatures of the members approving this Amendment are attached hereto as Exhibit "A."

WHEREAS, the Association, and the Members thereof, wish to amend the Restrictions as set forth herein.

NOW THEREFORE, the Restrictions are hereby amended as follows:

PART E: GENERAL PROVISIONS

E-4 AMENDMENT

This section is added in its entirety, to read as follows:

“These Restrictions may be amended upon the affirmative vote or written consent, or any combination thereof, of at least two-thirds (2/3) of the Total Association Vote. Amendments to these Restrictions shall become effective upon recordation, unless a later effective date is specified therein.”

E-5 BYLAWS

This section is added in its entirety, to read as follows:

“The By-Laws of Abbington Downs Homeowners Association, as recorded on April 27, 1995 in Corporation Book 143 Page 650 in the Office of the Judge of Probate of Madison County, Alabama, are hereby adopted and incorporated into these Restrictions as if set out here in their entirety.”

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 19th day of September, 2022.

**ABBINGTON DOWNS
HOMEOWNERS ASSOCIATION, INC.**

By: Steve Moeller
Steve Moeller
Its: President

**STATE OF ALABAMA
COUNTY OF MADISON**

Before me, a Notary Public in and for said county and state, personally appeared Steve Moeller, who being first duly sworn, doth depose and say that he has personal knowledge of the facts set forth in the foregoing and that the same are true and correct to the best of his knowledge and belief.

Sworn and subscribed to before me this 19th day of September, 2022.

Candice Clark
Notary Public
My Commission Expires: 12/18/2024

This instrument prepared by:
Adam C. Dauro
Heard Ary & Dauro, LLC
303 Williams Ave., Ste 921
Huntsville, Alabama 35801

