

STATE OF ALABAMA
JEFFERSON COUNTY

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**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
CROWE'S ADDITION TO CARRINGTON,
A Residential Development**

This Declaration of Covenants, Conditions and Restrictions is made as of the 19th day of August, 1998, by Carrington Partners, a Joint Venture, hereinafter referred to as the "Declarant".

WITNESSETH

WHEREAS, the Declarant is the owner of certain real property (hereinafter referred to as the "Property") as evidenced by the map or plat of said Property as recorded in Map Book 192, Page 80, in the Probate Office of Jefferson County, Alabama. The Property is described as Lot 1 according to the map and survey of Crowe's Addition to Carrington as recorded in Map Book 192, Page 80 in the Probate Office of Jefferson County, Alabama.

NOW THEREFORE, Declarant hereby declares that all of the Property described herein, shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting value and desirability of, and which shall run with, the Property and be binding on all parties having any right, title, or interest in said Property or any part thereof, and their heirs, administrators, successors, and assigns, and shall inure to the benefit of each owner thereof.

DECLARATION

Carrington Partners, a joint venture has developed the subdivision known as "Carrington". Declaration of Covenants, Conditions and Restrictions for Carrington, a residential development, have previously been filed in the Probate Records of Jefferson County in Instrument No. 9604/4435. These previously filed Covenants affect the Property as recorded in Map Book 184, Page 57 in the Probate Office of Jefferson County, Alabama. Lot 1 of Crowe's Addition to Carrington as recorded in Map Book 192, Page 80 is adjacent property to the Carrington Subdivision. Therefore, it is the intention of this Declaration to add Lot 1 of Crowe's Addition to Carrington as recorded in Map Book 192, Page 80 to the previously filed Declaration of Covenants, Conditions and Restrictions for Carrington, a residential development as recorded in Instrument No. 9604/4435 in the Probate Records of Jefferson County, Alabama.

Lot 1 of Crowe's Addition to Carrington as recorded in the Probate Records of Jefferson County in Map Book 192, Page 80 shall be subject to the previously filed Declaration of Covenants,


Conditions and Restrictions as recorded in the Probate Records of Jefferson County, Alabama in Instrument No. 9604/4435. Lot 1 Crowe's Addition to Carrington will therefore be an additional lot subject to the previous Declaration of Covenants filed in Instrument No. 9604/4435.

Therefore, Lot 1 of Crowe's Addition to Carrington as recorded in Map Book 192, Page 80 in the Probate Records of Jefferson County, Alabama are hereby subject to the Declaration of Covenants, Conditions and Restrictions for Carrington, a residential development as set forth in Instrument No. 9604/4435 in the Probate Records of Jefferson County, Alabama. However, these Declarations are amended to allow any owner of Lot 1 Crowe's Addition to Carrington to do the following: (a) have homing pigeons and/or two (2) horses on said Lot, and (b) to subdivide Lot 1 into three (?) or fewer parcels, none of which shall be less than one (1) acre in size.

IN WITNESS WHEREOF, the Declarant has executed this instrument: the 19th day of August, 1998.

DECLARANT:

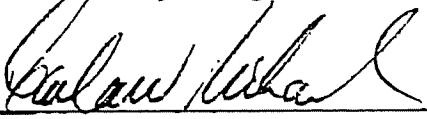
CARRINGTON PARTNERS, an Alabama Joint Venture

By: 
Clyde C. Turner
Managing Partner

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clyde C. Turner whose name is signed to the foregoing document as the Managing Partner of Carrington Partners, an Alabama Joint Venture, and who is known to me, acknowledged before me on this day that, being informed of the contents of same, he, with full authority, executed the same voluntarily.

Given under my hand and seal this the 19th day of August, 1998.


Notary Public
My Commission Expires: 11-25-99

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State of Alabama - Jefferson County
I certify this instrument filed on:
1998 AUG 21 A.M. 08:09
Recorded and \$ _____ Mitg. Tax
and \$ _____ Deed Tax and Fee Amt. 7.00
\$ 7.00 Total \$ 7.00
GEORGE R. REYNOLDS, Judge of Probate
