

walls so erected have been erected with the consent and understanding of all parties concerned.

2. The Purchasers hereunder do specifically grant and assign to the Developer, the right, privilege and authority, and special power of Attorney, to act on our behalf, in entering into any party wall agreements of a similar nature as this one, with lot owners or owners of adjoining lots, so as to mutually bind all adjoining lot owners in the subdivision who have party walls, and we agree to be bound by such agreements so entered into.

3. For the purpose of extending or repairing said walls as may be hereinafter provided, each party is licensed by the other party to make any necessary adjustments or to perform any other work reasonably required for the exercise of the rights provided in this agreement.

4. The wall in question is a non-load bearing concrete block wall of approximately eight (8") inches in width, of a height which extends beyond the roof line of the respective adjoining homes.

5. Each party shall have the full right to use said party wall for the insertion of beams, connection of supports or otherwise relating to the erection or maintenance of the home upon their respective premises and the said party walls shall constitute the boundary line between the adjoining parcels of property, (where applicable, it being understood that some units in the subdivision may not have party walls with adjoining property and it being further understood that some units may have only one (1) adjoining party wall, in the case of the end home in any series), provided, however, that such use of said party wall shall not injure the adjoining building and shall not impair the party wall benefits and support to which the adjoining building is entitled.

6. Either party to this agreement shall have the right to extend the party wall horizontally within the wall boundaries of his respective unit, and to make such extensions so as to provide a greater thickness of said wall, provided, however, that the added thickness shall not be placed upon the land of the other party without his written consent, and such addition shall not injure the adjoining building and shall not impair the party wall benefits and supports to which the adjoining building is not entitled. There shall be no external horizontal extensions without the written approval of the directly

affected land owner and the Riverchase Architectural Committee. There shall be no vertical extensions beyond the height of the existing wall or existing roof lines of the development. In the event the wall is so extended or widened either party shall have the right to use the same for any proper purpose for which such extension may be made, for the full extent of the new length or height thereof, in the same manner that such party is entitled under this agreement to use the party wall as originally constructed. Any such extension or increase in width shall be at the cost and expense of the party causing it to be made unless otherwise agreed to in writing by the parties by the affected adjoining landowners.

7. If it shall, for any reason, become necessary to repair or rebuild the wall or any portion thereof as constructed or extended, the cost of such repairing or rebuilding as to such portions of the wall at the time used by both parties, shall be at the expense of both parties in equal shares and as to any remaining portions which are not used jointly, then the expense shall be borne by the party who shall have exclusive use of that portion of the wall.

8. In the event the party wall is totally or partially destroyed by fire or other casualty or cause, then either of the parties hereto, or his successor, heirs, or assigns, shall have the right to reconstruct the same at his own expense if he alone intends to continue to use said party wall, or if both parties intend to continue the use of the party wall, then the expense of reconstructing the wall shall be equally borne by each party. In the event of such destruction and in the event that one party rebuilds the wall at his individual expense as a result of the adjoining landowner either failing to contribute or expressing an intention not to continue to make use of said wall, then in that event, if the said adjoining landowner ever reconstructs his home and thus makes use of said party wall, then he shall, under the provisions of this agreement, be responsible for the repayment or reimbursement to the party paying for the reconstruction of said wall, in an amount equal to one-half (1/2) of the expense so incurred by said party.

9. This agreement shall be in effect for a period of ninety-nine

(99) years, and, thereafter, unless mutually revoked in writing by the adjoining landowners directly affected hereby, shall continue in full force and effect for additional ten (10) year periods thereafter, and at such time, at the end of any such extension period the agreement be revoked in writing by the directly affected adjoining landowners. This agreement shall constitute an easement and covenant running with the land; provided, however, that nothing herein contained shall be construed as a conveyance by either party of his respective rights in his or her fee ownership of the land upon which the party wall shall stand.

10. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this agreement shall be of no force and effect excepting a subsequent modification, in writing, signed by the parties to be charged.

11. In the event controversy, claim or dispute between adjoining affected parties hereto, arising out of or relating to this agreement or the breach hereof, the prevailing party shall be entitled to recover from the losing party his or her reasonable expenses, attorney's fees, and costs, incurred in said dispute. Any dispute hereunder may be arbitrated by the parties either agreeing upon an individual arbitrator or if the parties cannot mutually agree, then by each party selecting their own arbitrator, which arbitrators in turn will select a third arbitrator, by mutual agreement, and the three arbitrators so selected shall have the authority, based upon the principals of majority vote, to decide the existing dispute. Judgment upon the award rendered by the three arbitrators may be entered in any court having jurisdiction thereof. Such arbitration proceedings may be held in any location or county agreeable to the arbitrators. Arbitration shall not be binding hereunder.

12. This agreement shall bind and inure to the benefit of the parties hereto, their respective heirs, personal representatives, executors, administrators, successors and assigns, for the entire term of this agreement and any extensions hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Party Wall

on the day and year first above written.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 AUG 20 AM 9:37

Rec. 750
Ind. 100
850

RIVERCHASE TOWNHOMES II, LTD.

JAMES D. DAVENPORT,
GENERAL PARTNER - DEVELOPER

Nancy P. Davenport
PURCHASER
Harry E. Davenport
PURCHASER

Thomas A. Shaplen, Jr. STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE I CERTIFY THIS
INSTRUMENT WAS FILED

1982 AUG 20 AM 9:37

Thomas A. Shaplen, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA)
JACKSON COUNTY)

I, the undersigned Notary Public in and for said county in said state, do hereby certify that RIVERCHASE TOWNHOMES II, LTD., an Alabama Limited Partnership, by James D. Davenport, General Partner, and as DEVELOPER, and whose name is signed to the foregoing PARTY WALL, and who is known to me, acknowledged before me that, being informed of the contents of this PARTY WALL AGREEMENT, he executed the same voluntarily and as the act of said partnership, on the day the same bears date.

Given under my hand and seal of office this the 16th day of

August, ~~xx20th~~ 1982

Notary Public for Alabama

My Commission Expires May 29, 1983.

STATE OF ALABAMA)
JACKSON COUNTY)

Before me, the undersigned Notary Public in and for said county in said state, do hereby certify that Harry E. Davenport and wife, Nancy P. Davenport, whose name(s) are signed to the foregoing PARTY WALL AGREEMENT, and who are known to me, acknowledged before me that, being informed of the contents of the PARTY WALL AGREEMENT, they executed the same voluntarily and as their act on the day of August, 1982.

Given under my hand and seal of office this the 16th day of

August, ~~xx20th~~ 1982.

Notary Public for Alabama