

This instrument was prepared by: Jack P. Stephenson, Jr.
420 N. 20th Street, Suite 3000
Birmingham, Alabama 35203

STATE OF ALABAMA)
COUNTY OF SHELBY)

SUPPLEMENTARY DECLARATION OF
PROTECTIVE COVENANTS OF
BROOK HIGHLAND, A RESIDENTIAL SUBDIVISION
TENTH SECTOR, FIRST PHASE

KNOW ALL MEN BY THESE PRESENTS THAT,

WHEREAS, Eddleman & Associates, an Alabama general partnership has previously filed a Declaration of Protective Covenants and Agreements in the Probate Office of Shelby County, Alabama, in Real 194, at page 254, (the "Original Declaration") for the benefit of certain real property situated in Shelby County, Alabama, which is part of a residential subdivision known as Brook Highland, A Residential Subdivision, and which is more particularly described in the Plats of the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Twentieth and Ninth Sectors of Brook Highland, as respectively recorded in Map Book 12, at pages 62 A & B, 63 A & B, and 64 A & B, Map Book 13 at pages 12, 36 A & B, and 99 A & B, Map Book 14 at page 71 and 83 A & B, Map Book 15 at pages 50 A & B, 105 and 106, Map Book 16 at pages 76 and 96, and Map Book 16 at page 148 and Map Book 17, page 63, in the Probate Office of Shelby County, Alabama;

WHEREAS, AmSouth Bank, N.A. as Ancillary Trustee for NationsBank of North Carolina, N.A. as Trustee for the Public

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SHELBY COUNTY JUDGE OF PROBATE
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Employees Retirement System of Ohio (hereinafter referred to as "Declarant") is the owner of additional real property (the "Subject Property") situated in Shelby County, Alabama, which is proposed to be developed as part of Brook Highland, and which is more particularly described in the Plat of Brook Highland Tenth Sector, First Phase, as recorded in Map Book 17 at page 108 in the Probate Office of Shelby County, Alabama;

WHEREAS, the Declarant desires to submit the Subject Property to the Original Declaration in accordance with and pursuant to Section 2.02 of the Original Declaration which permits the owner of any property, with the approval in writing of the Association (as defined in the Original Declaration), to submit such property to the Original Declaration by filing a Supplementary Declaration to that effect in the Office of the Judge of Probate of Shelby County, Alabama;

NOW THEREFORE, the Declarant, together with Brook Highland Homeowners' Association, Inc. (the "Association") do, upon the recording hereof, declare and make the Subject Property and any portion thereof subject to the covenants, conditions, restrictions, uses, limitations and affirmative obligations of the Original Declaration, as heretofore amended and as amended hereby, all of which are declared to be in furtherance of a plan for the use and improvement of the Subject Property in a desirable and uniform manner suitable in architectural design and for the enforcement of such uniform standards and the maintenance and preservation of the

common amenities within the property subject to the Original Declaration.

ARTICLE I

The Declarant hereby reaffirms and restates the terms and provisions of the Original Declaration as amended and/or supplemented by the instruments recorded in Book 228 at Page 882, Book 228 at page 886, Book 255 at page 131, Real 263, page 604, Real 311, page 78, Real 317, page 767, Real 353, page 969, Real 380, page 623, and Real 380, page 627, and Instrument No. 1992-16104, Instrument No. 1992-20484, Instrument No. 1993-01877 and Instrument No. 1993-18798 in the Probate Office of Shelby County, Alabama, in their entirety without any change whatsoever, except as follows:

1. The legal description of the property subject to the Original Declaration in Section 2.01 thereof is hereby amended to include the Subject Property.

2. The Original Declaration is hereby amended in the following respects with respect to the Subject Property only and such amendments shall apply only with respect thereto.

(a) Article III of the Original Declaration, as amended by Instrument # 1993-18798 in the Probate Office of Shelby County, Alabama, is hereby further amended to provide an easement on the Subject Property to implement the habitat plan for the Red Cockaded Woodpecker as approved by the Association or the Developer by deleting Section 3.06 thereof in its entirety and substituting in lieu thereof the following:

3.06 Endangered Species Easement.
Developer, on behalf of all present and future Owners of the Ninth Sector of Brook Highland according to the plat thereof recorded in Map Book 17, Page 63, in the Probate Office of

Shelby County, Alabama (the "Ninth Sector"), and the Tenth Sector, First Phase, of Brook Highland according to the plat thereof recorded in Map Book ____, page ____, in the Probate Office of Shelby County, Alabama (the "First Phase of the Tenth Sector"), or any portion thereof, hereby declares, reserves and grants to the Developer and the Association an easement over, through and across the Ninth Sector and the First Phase of the Tenth Sector, including all Lots contained therein, for purposes of: (i) installing in trees located within the Ninth Sector and the First Phase of the Tenth Sector artificial cavities for the Red Cockaded Woodpecker, an endangered species, and releasing Red Cockaded Woodpeckers in connection with the installation of such artificial cavities; (ii) repairing and maintaining such artificial cavities; (iii) inspecting and surveying the Lots within the Ninth Sector and the First Phase of the Tenth Sector to determine compliance with any habitat conservation plan approved by the Association or the Developer in accordance with the requirements of the U.S. Fish and Wildlife Service and the Environmental Protection Agency; and (iv) taking any action reasonably necessary to comply with such approved habitat conservation plan, including, but not limited to planting trees and clearing hardwood understory and midstory; provided, however, that none of the aforesaid uses shall unreasonably interfere with the use of any Lot for a residential dwelling nor unreasonably detract from the architectural design of the structures on any Lot. In addition, Developer, on behalf of all present and future Owners of the Ninth Sector and the First Phase of the Tenth Sector, or any portion thereof, hereby declares and grants to the U.S. Fish and Wildlife Service, its employees, agents and representatives, an easement over, through and across the Ninth Sector and the First Phase of the Tenth Sector, including the Lots, to enter the Ninth Sector and the First Phase of the Tenth Sector at any reasonable time for the purpose of inspecting the same and developing and maintaining the habitat conservation plan for the protection of the Red Cockaded Woodpecker as approved by the Association or the Developer.

(b) Article IV, Section 4.09 of the Original Declaration is hereby amended to provide for special assessments against Owners of Lots having Common Areas constructed for their exclusive or substantial benefit in the Tenth Sector and any real property which may hereafter be submitted to the Original Declaration by adding the following as subparagraph (c) of Section 4.09 thereof:

4.09(c) In the event that the Board of Directors of the Association determines to construct improvements as Common Areas for the substantial or exclusive benefit of a limited number of Lots within the Property, the Board shall designate the Lots so benefitted and the Owners of such Lots shall be solely responsible for Assessments for the maintenance, repair, improvement, preservation and operation of such Common Areas, which shall include, without limitation, street lighting, sidewalks, pedestrian paths and park landscaping.

(c) Article VI, Section 6.03, of the Original Declaration, as amended by Instrument # 1993-18798 in the Probate Office of Shelby County, Alabama, is hereby further amended with regard to the Ninth Sector and the First Phase of the Tenth Sector to provide a procedure for compliance with the storm water drainage and other requirements of the General Permit issued by the Alabama Department of Environmental Management in favor of the Developer by deleting subparagraph (c) thereto in its entirety and substituting in lieu thereof the following:

(c) To require submission to the ARB of an Erosion Control Plan to be implemented with respect to any Lot in the Ninth Sector and the First Phase of the Tenth Sector by the Owner or the Owner's builder or contractor, including any changes, modifications or revisions of such Erosion Control Plan. Any such Erosion Control Plan, to be approved by the ARB, must provide that gravel be placed in the driveway of the Lots in the Ninth Sector and the First Phase of the Tenth Sector during the construction period and that hay and silt fences be utilized during construction to minimize erosion. Such Erosion Control Plan must comply with all terms and conditions of any applicable General Permit issued by the Alabama Department of Environmental Management and made available to the Developer regarding

storm water runoff from construction, excavation, land clearing and other land disturbance activities within the Property. Approval of the Erosion Control Plan by the ARB shall be granted or denied within the same time periods and in the same manner as set forth in paragraph (d) below.

Paragraphs (c) through (f) of Section 6.03 of the Original Declaration shall be renumbered as paragraphs (d) through (g), respectively.

(d) Article VII of the Original Declaration, as amended by Instrument # 1993-18798 in the Probate Office of Shelby County, Alabama, is hereby further amended with regard to the Ninth Sector and the First Phase of the Tenth Sector to add covenants relating to the protection of the foraging area for the Red Cockaded Woodpecker by deleting Section 7.18 thereof in its entirety and substituting in lieu thereof the following:

7.18 Endangered Species Protection.

✓ The Ninth Sector and the First Phase of the Tenth Sector is located in a foraging area for the Red Cockaded Woodpecker, which has been designated as an endangered species by the U.S. Fish and Wildlife Service. In order to protect the foraging area, each Owner of any Lot within the Ninth Sector and the First Phase of the Tenth Sector shall comply with the following covenants:

(a) No pine trees greater than six inches in calibre dbh located on any Lot in the Ninth Sector and the First Phase of the Tenth Sector shall be removed or trimmed without the prior written approval of the ARB. If any pine trees having a calibre dbh greater than six inches are removed from a Lot in the Ninth Sector and the First Phase of the Tenth Sector (with ARB approval), the Owner of such Lot shall promptly replace each removed pine tree by planting a long leaf pine tree with a minimum height of six feet. The landscape plan for any Lot in the Ninth Sector and the First Phase of the Tenth Sector, including the size and type of any tree to be planted on such Lot, shall be subject to ARB approval.

(b) If any artificial cavity for the Red Cockaded Woodpecker is installed in a tree on any Lot within the Ninth Sector and the First Phase of the Tenth Sector, or if any Lot Owner in the Ninth Sector and the First Phase of the Tenth Sector is notified in writing by the Developer, the Association or the ARB that a natural cavity for the Red Cockaded Woodpecker has been located in a tree on such Lot, such Lot Owner shall not cut any pine tree or plant any hardwood tree within 200 feet of such natural or artificial cavity unless approved in writing by the ARB; provided, however, that the restrictions set forth in this paragraph 7.18(b) shall not apply to any Lot in the Ninth Sector and the First Phase of the Tenth Sector if and to the extent application thereof would unreasonably interfere with the Owner's use and enjoyment of his or her Lot as a residential dwelling or unreasonably detract from the architectural design of the structures on any Lot.

(c) Prior to completion of construction of any residence on a Lot within the Ninth Sector and the First Phase of the Tenth Sector, the Owner of such Lot shall plant not less than five long leaf pine trees on such Lot with each tree having a minimum height of six feet.

(d) Each Owner of a Lot in the Ninth Sector and the First Phase of the Tenth Sector, by acceptance of a deed or other instrument of conveyance for a Lot, agrees to comply with all terms and provisions of a habitat conservation plan with respect to the Ninth Sector and the First Phase of the Tenth Sector as the same may be approved and adopted by the Association or the Developer in accordance with the requirements of the U.S. Fish and Wildlife Service and/or the Environmental Protection Agency; provided that any such plan or compliance therewith shall not unreasonably interfere with the Owner's use and enjoyment of his or her Lot as a residential dwelling nor unreasonably detract from the architectural design of the structures on any Lot. The Developer, or in the event that the Developer shall assign its rights and obligations with respect to the foraging area to the Association, then the

Association, shall be authorized to negotiate and enter into such a plan on its own behalf and on behalf of the Owners of the Lots in the Ninth Sector and the First Phase of the Tenth Sector.

ARTICLE II

Declarant hereby declares that said provisions of the Original Declaration as so amended shall run with the land and be binding upon, and shall inure to the benefit of, the Subject Property and all parties having or acquiring any right, title or interest in and to the Subject Property or any part thereof, and their successors in interest.

ARTICLE III

The Association has joined in the execution of this Supplemental Declaration for the purpose of evidencing its written approval of the submission of the Subject Property to the Original Declaration as herein provided and does hereby authorize the filing of this Supplemental Declaration with the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned have caused this Declaration to be executed as of the 23 day of Sept, 1993.

DECLARANT:

AMSOUTH BANK N.A., as Ancillary
Trustee for NationsBank of North
Carolina N.A., as Trustee for the
Public Employees Retirement System
of Ohio

By:

W. Baker Cross II
Its: Vice President & Trust Officer

BROOK HIGHLAND HOMEOWNERS'
ASSOCIATION, INC

By:

Its:

PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. Baker Crow IV, whose name as U.P. & T.O. of AmSouth Bank, N.A., a national banking association, as Ancillary Trustee for NationsBank of North Carolina, N.A., as Trustee for the Public Employees Retirement System of Ohio, is signed to the foregoing Supplemental Declaration of Protective Covenants, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Supplemental Declaration of Protective Covenants, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association acting in its capacity as Ancillary Trustee as aforesaid.

Given under my hand and official seal of office this 23rd day of Sept, 1993.

Carolyn A. Garrison
Notary Public
My Commission Expires: 3/4/94

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that DOUGLAS D. EDDLEMAN, whose name as PRESIDENT of Brook Highland Homeowners' Association, Inc., an Alabama nonprofit corporation, is signed to the foregoing Supplemental Declaration of Protective Covenants, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Supplemental Declaration of Protective Covenants, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 23rd day of Sept, 1993.

Rebecca K. Rasch
Notary Public
My Commission Expires: 2/3/97

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