

STATE OF ALABAMA)

SHELBY COUNTY)

AMENDMENTS TO THE DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR
SHAW VILLAS, A RESIDENTIAL TOWNHOME COMMUNITY

Inst # 1996-25544

That certain agreement dated July 10, 1990, setting forth the covenants, conditions and restrictions for Shaw Villas, a residential townhome community, is hereby amended in accordance with Article XI Section 3, to read as follows:

Article IX, Section 11:

Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets, not exceeding 20 pounds in weight, may be kept provided they are not kept, bred or maintained for any commercial purpose.

Article IX, Section 15, last paragraph

The Architectural Control Committee shall have the right to determine whether a Lot Owner is properly maintaining and repairing his Lot and Improvements and shall have the right to order inspections to verify that the required maintenance are being satisfactorily met. In the event the Architectural Control Committee determines that the Lot Owner has failed to properly maintain and repair his Lot and Improvements, the said committee shall have the power to contract the required work as it deems appropriate and charge the Lot Owner the expense of said repairs and maintenance. Further, each owner shall pay his proportionate share of the cost of securing termite bond on all lots. This cost will be added to the association dues. The Architectural Control Committee shall have the right to determine whether a Lot Owner has properly protected his Lot and Improvements against termites. In the event that the Architectural Control Committee determines that the Lot Owner has failed to protect against termites, the said committee shall have the power to contract the required work to establish initial termite protection and charge the Lot Owner the expense of such initial protection. This charge shall become a lien against the Owner's Lot all as more particularly describe in this Declaration.

Except for the amendments set out above, all of the covenants, conditions and restrictions shall remain the same.

08/08/1996-25544
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.00

Amendments approved.

Odis Chester Ellison #123
Owner

Rubicon Day #107
Owner

Ruth Terrell #103
Owner

C. Marie Davis #105
Owner

Alvin Egl #117
Owner

W D R #113
Owner

Charlotte Edwards #125
Owner

Jackie Killingsworth #111
Owner

Loe Garner #121
Owner

Davis Wooley #119
Owner

Jennifer McDuff #115
Owner

Owner

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