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THIS INSTRUMENT PREPARED BY:

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421-20280032317

STATE OF ALABAMA
COUNTY OF SHELBY

**AMENDMENT TO DECLARATION OF EASEMENTS AND MASTER
PROTECTIVE COVENANTS FOR
CHELSEA PARK, A RESIDENTIAL SUBDIVISION,
17TH SECTOR**

THIS AMENDMENT TO DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS (this "Amendment") is made this 20th day of May, 2021 (the "Effective Date"), by **Forestar (USA) Real Estate Group Inc.**, a Delaware corporation ("Forestar"), and **Chelsea Park Residential Association, Inc.**, an Alabama nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, Chelsea Park Holding, LLC, a Delaware limited liability company ("Chelsea Park Holding"), is the successor developer of Chelsea Park Subdivision (the "Subdivision") pursuant to that certain Statutory Warranty Deed, dated September 15, 2011, as recorded in Instrument 20110915000274050 in the Probate Office of Shelby County, Alabama. The Subdivision is subject to the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama (the "Master Declaration"), and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park, 7th Sector, as recorded in Instrument 20061229000634370 in said Probate Office, as amended and supplemented by the Supplementary Declaration and Amendment as recorded in Instrument 20151230000442850 in said Probate Office (collectively, the "7th Sector Declaration"). The Association was established pursuant to the Master Declaration for the purpose of exercising the rights, duties and powers vested in the Association under the terms of the Master Declaration and the various Sector Covenants, including without limitation, the 7th Sector Declaration.

WHEREAS, on February 4, 2020, Chelsea Park Holding transferred to Forestar all of its right, title and interest in and to the real property described on Exhibit A hereto (the "17th Sector Property"), which is in close proximity to the Subdivision, pursuant to that certain Warranty Deed recorded on February 4, 2020 as Instrument 20200204000046080 in the Probate Office of Shelby County, Alabama.

WHEREAS, on February 4, 2020, Chelsea Park Holding assigned to Forestar its right to add the 17th Sector Property as Additional Property to the Master Declaration as provided for in Section 2.2 of the Master Declaration pursuant to that certain Partial Assignment of Developer's Rights recorded on February 4, 2020 as Instrument 20200204000046110 in the Probate Office of Shelby County, Alabama.

WHEREAS, Forestar has subdivided and developed the 17th Sector Property into Lots as part of the Subdivision as shown on the plat of subdivision for Chelsea Park, 17^h Sector recorded at Map Book 54, Pages 23A and 23B in the Probate Office of Shelby County, Alabama depicted on Exhibit B hereto (the "17th Sector Plat").

WHEREAS, the 17th Sector Property has already been subjected to the provisions of the 7th Sector Declaration.

WHEREAS, Forestar and the Association desire to amend the Master Declaration in accordance with the terms and conditions hereof.

Amendment:

NOW THEREFORE, Forestar and the Association hereby amend the Master Declaration as follows:

1. Capitalized Terms. Capitalized terms used herein unless otherwise defined herein shall have the meaning ascribed to such terms in the Master Declaration.

2. Recitals. The foregoing recitals are true and correct in all material respects and form an integral part of this Amendment, the same as if said recitals were included in the numbered paragraphs hereof.

3. Annexation of 17th Sector Property. The 17th Sector Property, including any improvements located thereon and hereafter constructed, is hereby annexed and subjected to the provisions of the Master Declaration, and such property shall be held, sold, transferred, conveyed, used, and occupied subject to the covenants, conditions, restrictions, easements, and terms set forth in the Master Declaration, as amended hereby. Upon the recording of this Amendment in the Probate Office of Shelby County, Alabama, each lot shown on the 17th Sector Plat shall be a "Lot" and all common areas shown on the 17th Sector Plat shall be "Common Area," as those terms are defined in the Master Declaration.

4. Continued Effectiveness. All of the applicable terms, conditions and provisions of the Master Declaration, as hereby supplemented and amended, are in all respects hereby ratified and reaffirmed, and the Master Declaration and this Amendment shall be read, taken, and construed as one and the same instrument. References in the Master Declaration and all exhibits thereto shall be deemed to be references to the Master Declaration as amended by this Amendment.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Forestar has executed this Amendment by and through its duly authorized representative as of the date first set forth above.

Forestar (USA) Real Estate Group Inc.,
a Delaware corporation

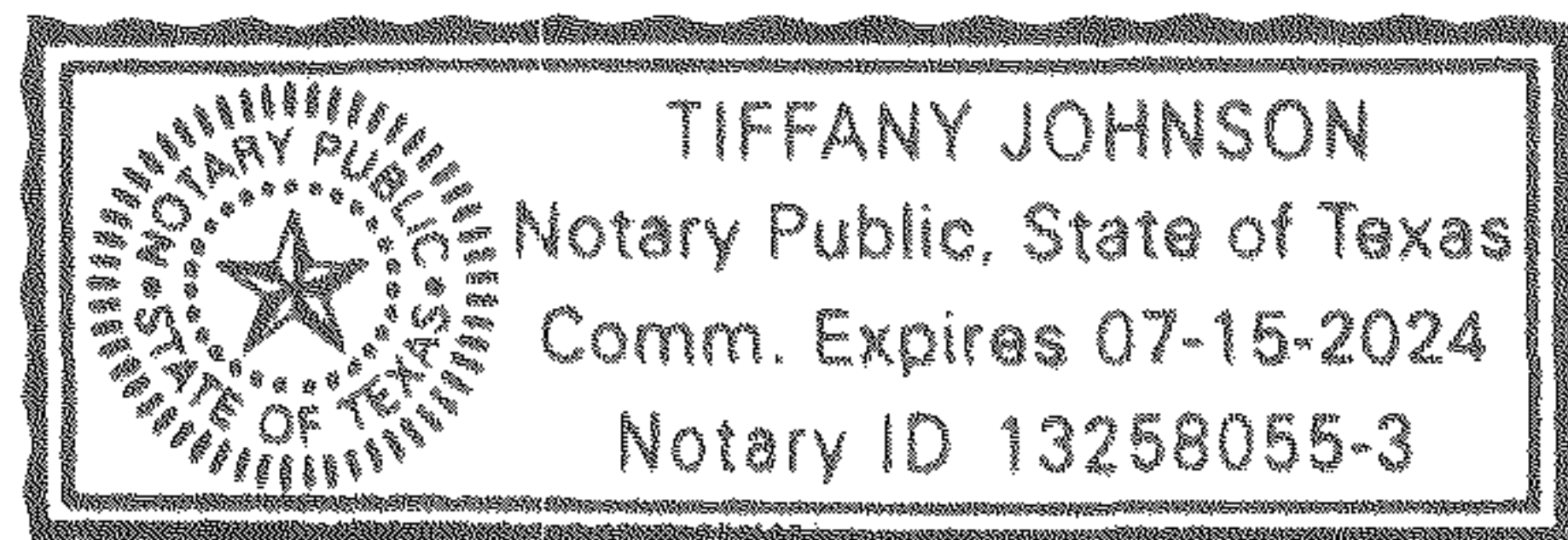
By: Katherine Kitchen
Name: Katherine Kitchen
As Its: Senior Vice President

STATE OF TEXAS
COUNTY OF TARRANT

I, the undersigned notary public in and for said state and county, hereby certify that, Katherine Kitchen, whose name as the Senior Vice President of **Forestar (USA) Real Estate Group Inc.**, a Delaware corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, 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 this 19 day of May, 2021.

{SEAL}



Tiffany Johnson
NOTARY PUBLIC
My Commission Expires: 07-15-2024

IN WITNESS WHEREOF, the Association has executed this Amendment by and through its duly authorized representative as of the date first set forth above.

ASSOCIATION:

Chelsea Park Residential Association, Inc.,
An Alabama corporation

By: 

Name: DOUGLAS D. EDDLEMAN

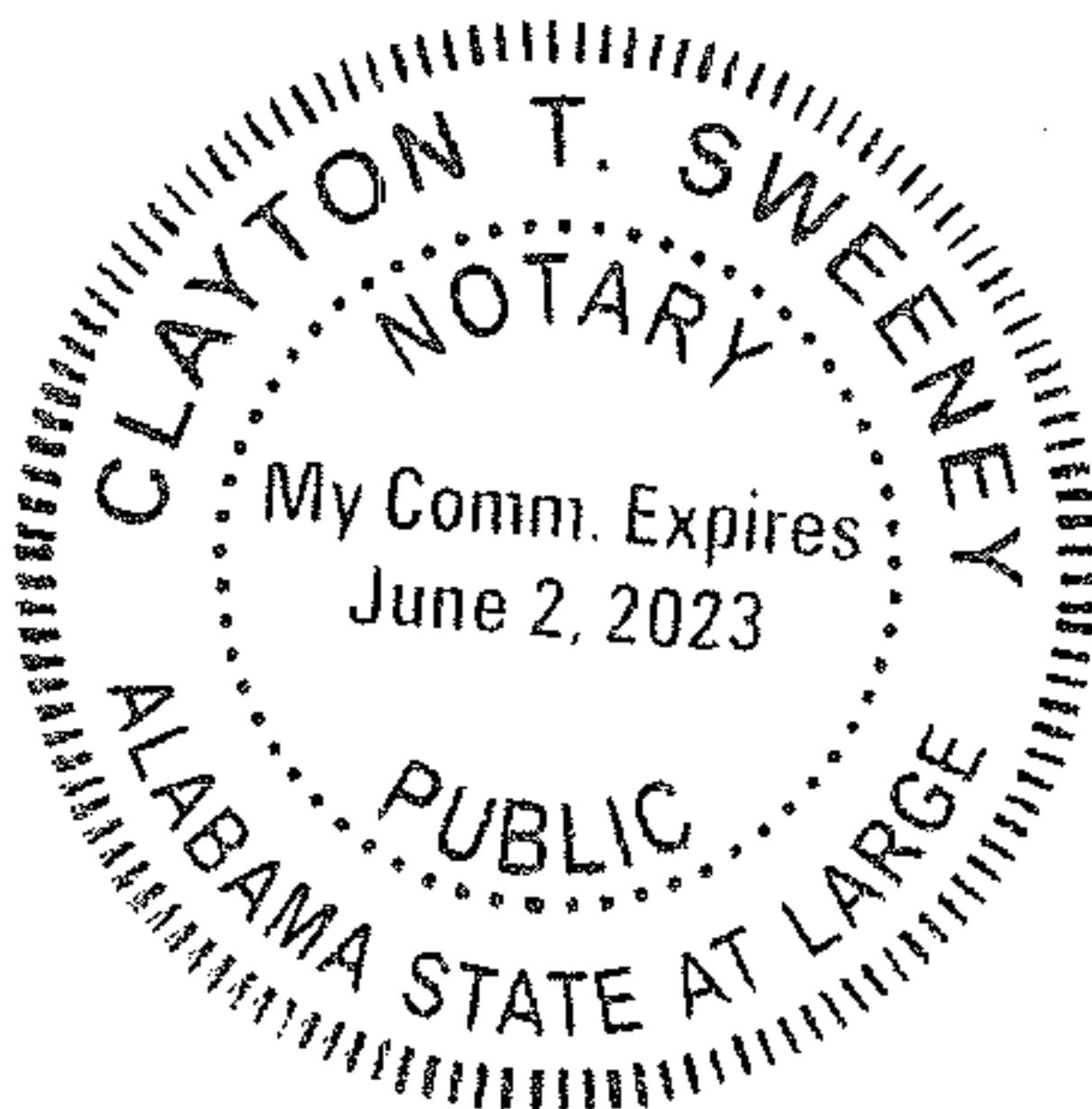
As Its: PRESIDENT & CEO

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned notary public in and for said state and county, hereby certify that, Douglas D. Eddleman, whose name as the President & CEO of Chelsea Park Residential Association, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he/she, 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 this 19th day of May, 2021.

{SEAL}



NOTARY PUBLIC

My Commission Expires: 6-2-2023

EXHIBIT A
17th SECTOR PROPERTY

A TRACT OF LAND SITUATED IN SOUTHEAST QUARTER OF SECTION 30, THE SOUTHWEST QUARTER OF SECTION 29, AND THE NORTHEAST QUARTER OF SECTION 31, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 1584, ACCORDING TO THE SURVEY OF CHELSEA PARK 15TH SECTOR, AS RECORDED IN MAP BOOK 50, PAGES 62 A AND B, IN THE PROBATE OFFICE OF THE SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 40 DEGREES 24 MINUTES 09 SECONDS EAST ALONG THE NORTHWEST LINE OF LOTS 1584 THRU 1577, OF SAID SUBDIVISION FOR 455.94 FEET; THENCE RUN NORTH 13 DEGREES 34 MINUTES 57 SECONDS WEST FOR 182.81 FEET; THENCE RUN NORTH 58 DEGREES 15 MINUTES 55 SECONDS WEST FOR 156.95 FEET; THENCE RUN NORTH 36 DEGREES 15 MINUTES 19 SECONDS WEST FOR 116.00 FEET; THENCE RUN NORTH 53 DEGREES 44 MINUTES 41 SECONDS EAST FOR 106.43 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, A CHORD BEARING OF NORTH 57 DEGREES 12 MINUTES 52 SECONDS EAST, AND A CHORD LENGTH OF 50.84 FEET; THENCE RUN ALONG SAID ARC FOR 50.87 FEET; THENCE RUN SOUTH 29 DEGREES 18 MINUTES 57 SECONDS EAST FOR 140.00 FEET; THENCE RUN NORTH 64 DEGREES 09 MINUTES 32 SECONDS EAST FOR 33.94 FEET; THENCE RUN NORTH 71 DEGREES 06 MINUTES 29 SECONDS EAST FOR 33.94 FEET; THENCE RUN NORTH 78 DEGREES 03 MINUTES 26 SECONDS EAST FOR 33.94 FEET; THENCE RUN NORTH 84 DEGREES 56 MINUTES 15 SECONDS EAST FOR 35.18 FEET; THENCE RUN NORTH 87 DEGREES 03 MINUTES 14 SECONDS EAST FOR 440.00 FEET; THENCE RUN SOUTH 76 DEGREES 37 MINUTES 55 SECONDS EAST FOR 83.36 FEET; THENCE RUN NORTH 87 DEGREES 03 MINUTES 14 SECONDS EAST FOR 58.28 FEET; THENCE RUN NORTH 70 DEGREES 40 MINUTES 00 SECONDS EAST FOR 89.23 FEET; THENCE RUN NORTH 32 DEGREES 51 MINUTES 49 SECONDS EAST FOR 124.91 FEET; THENCE RUN NORTH 00 DEGREES 20 MINUTES 22 SECONDS WEST FOR 116.28 FEET; THENCE RUN NORTH 33 DEGREES 32 MINUTES 33 SECONDS WEST FOR 124.33 FEET; THENCE RUN NORTH 71 DEGREES 02 MINUTES 29 SECONDS WEST FOR 101.49 FEET; THENCE RUN SOUTH 87 DEGREES 03 MINUTES 14 SECONDS WEST FOR 58.82 FEET; THENCE RUN SOUTH 70 DEGREES 17 MINUTES 44 SECONDS WEST FOR 83.55 FEET; THENCE RUN SOUTH 87 DEGREES 03 MINUTES 14 SECONDS WEST FOR 450.00 FEET; THENCE RUN SOUTH 85 DEGREES 09 MINUTES 35 SECONDS WEST FOR 49.04 FEET; THENCE RUN SOUTH 80 DEGREES 35 MINUTES 40 SECONDS WEST FOR 50.10 FEET; THENCE RUN SOUTH 75 DEGREES 57 MINUTES 48 SECONDS WEST FOR 50.10 FEET; THENCE RUN SOUTH 71 DEGREES 19 MINUTES 55 SECONDS WEST FOR 50.10 FEET; THENCE RUN SOUTH 66 DEGREES 42 MINUTES 03 SECONDS WEST FOR 50.10 FEET; THENCE RUN SOUTH 62 DEGREES 04 MINUTES 11 SECONDS WEST FOR 50.10 FEET; THENCE RUN SOUTH 30 DEGREES 14 MINUTES 39 SECONDS EAST FOR 140.00 FEET; TO A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A CHORD BEARING OF SOUTH 56 DEGREES 44 MINUTES 58 SECONDS WEST, AND A CHORD LENGTH OF 50.32 FEET; THENCE RUN ALONG SAID ARC FOR 50.34 FEET; THENCE RUN SOUTH 53 DEGREES

44 MINUTES 41 SECONDS WEST FOR 123.87 FEET; THENCE RUN NORTH 36 DEGREES 15 MINUTES 19 SECONDS WEST FOR 120.00 FEET; THENCE RUN SOUTH 53 DEGREES 44 MINUTES 41 SECONDS WEST FOR 122.10 FEET; THENCE RUN SOUTH 52 DEGREES 38 MINUTES 14 SECONDS WEST FOR 48.96 FEET; THENCE RUN SOUTH 47 DEGREES 07 MINUTES 43 SECONDS WEST FOR 53.91 FEET; THENCE RUN SOUTH 38 DEGREES 03 MINUTES 46 SECONDS WEST FOR 146.21 FEET; THENCE RUN SOUTH 59 DEGREES 08 MINUTES 14 SECONDS EAST FOR 124.91 FEET; TO A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 530.70 FEET, A CHORD BEARING OF SOUTH 24 DEGREES 57 MINUTES 41 SECONDS WEST, AND A CHORD LENGTH OF 109.13 FEET; THENCE RUN ALONG SAID ARC FOR 109.32 FEET; TO A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 61 DEGREES 14 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 33.55 FEET; THENCE RUN ALONG SAID ARC FOR 36.78 FEET; THENCE RUN SOUTH 13 DEGREES 22 MINUTES 52 SECONDS WEST FOR 60.00 FEET; TO A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 34 DEGREES 27 MINUTES 32 SECONDS EAST, AND A CHORD LENGTH OF 33.56 FEET; THENCE RUN ALONG SAID ARC FOR 36.79 FEET; TO A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 530.70 FEET, A CHORD BEARING OF SOUTH 03 DEGREES 19 MINUTES 03 SECONDS WEST, AND A CHORD LENGTH OF 81.13 FEET; THENCE RUN ALONG SAID ARC FOR 81.21 FEET; THENCE RUN NORTH 88 DEGREES 56 MINUTES 01 SECONDS EAST FOR 60.00 FEET; TO A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 470.70 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 29 MINUTES 31 SECONDS EAST, AND A CHORD LENGTH OF 56.25 FEET; THENCE RUN ALONG SAID ARC FOR 56.28 FEET; TO A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 56 DEGREES 30 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 37.50 FEET; THENCE RUN ALONG SAID ARC FOR 42.40 FEET; THENCE RUN NORTH 74 DEGREES 54 MINUTES 31 SECONDS EAST FOR 77.71 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF NORTH 69 DEGREES 13 MINUTES 01 SECONDS EAST, AND A CHORD LENGTH OF 29.75 FEET; THENCE RUN ALONG SAID ARC FOR 29.80 FEET; THENCE RUN SOUTH 26 DEGREES 28 MINUTES 29 SECONDS EAST FOR 60.00 FEET; TO A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 38 MINUTES 08 SECONDS WEST, AND A CHORD LENGTH OF 34.66 FEET; THENCE RUN ALONG SAID ARC FOR 38.30 FEET; TO A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 240.00 FEET, A CHORD BEARING OF SOUTH 41 DEGREES 04 MINUTES 23 SECONDS EAST, AND A CHORD LENGTH OF 138.89 FEET; THENCE RUN ALONG SAID ARC FOR 140.90 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 637,465.92 S.F. OR 14.63 ACRES MORE OR LESS.

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EXHIBIT B
17th SECTOR PLAT

See attached

