

**THIRD AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
PALMER COVE, A CONDOMINIUM**

KNOW ALL MEN BY THESE PRESENTS THAT: Whereas the undersigned, Clayton Properties Group, Inc. a/k/a Harris Doyle Homes (hereinafter referred to as "Developer") is the Developer for a parcel of land described as Palmer Cove, a Condominium, as recorded in Instrument No. 20220712000274230 in Map Book 56, Pages 59A through 59C, in the Office of the Judge of Probate of Shelby County, Alabama (hereinafter referred to as "Subdivision"); and has certain duties and powers as stated in the Declaration of Condominium of Palmer Cove, a Condominium, as recorded in the Office of the Judge of Probate of Shelby County in Instrument No. 20220801000299160, as amended by that certain First Amendment to Declaration, as recorded in the Office of the Judge of Probate of Shelby County in Instrument No. 20220921000364860, as amended by that certain Second Amendment to Declaration, as recorded in the Office of the Judge of Probate of Shelby County in Instrument No. 20221020000395280 (hereinafter referred to as "Covenants"); and

WHEREAS, under Section 11.01 of the Covenants there is a provision allowing for the same to be altered or amended in whole or in part by the Developer of the Subdivision;

NOW, THEREFORE, the undersigned, representing the Developer, does hereby expressly adopt the following Third Amendment to the Covenants as follows:

1. The Covenants are hereby amended by deleting Section 1.01(l) in its entirety and replacing it with the following:

(l) **"Limited Common Elements"** shall mean and include any area designated as Limited Common Elements on Exhibit D, the Plan and any amendment to the Plan and any areas defined in the Act as Limited Common Areas. The Limited Common Elements shall include among any other property so designated, any designated parking spaces or storage units that may be assigned to a Unit in the future, and the chutes, flues, wires, conduit, or any other fixture serving or located within only one Unit serving more than one (1) Unit. Should any Limited Common Element ever be determined not to be a Limited Common Element under the Act, the same shall be part of the Common Elements with an exclusive easement of use appurtenant to the Unit to which it was originally assigned as a Limited Common Element.

2. The Covenants are hereby amended by deleting Section 1.01(q) in its entirety and replacing it with the following:

(q) **"Plan"** or **"Plat"** shall mean the site and Unit Plan showing the Units and the Common Elements of the Condominium Property attached hereto as Exhibit B, and made a part hereof for all purposes, as such Plan may from time to time be amended.

3. The Covenants are hereby amended by deleting the last sentence of Section 2.08 in its entirety and replacing it with the following:

A copy of all current rules and regulations by the PCCA and/or Palmer Cove Condominium Association that affect the Property and Units is attached hereto as Exhibit F.

4. Exhibit B of the Covenants shall be deleted in its entirety and replaced with the Replacement Exhibit B, attached hereto.
5. Exhibit D of the Covenants shall be deleted in its entirety and replaced with the Replacement Exhibit D, attached hereto.

[The remainder of this page is intentionally left blank. Signature page follows.]

Clayton Properties Group, Inc. d/b/a Harris Doyle Homes

Robert S

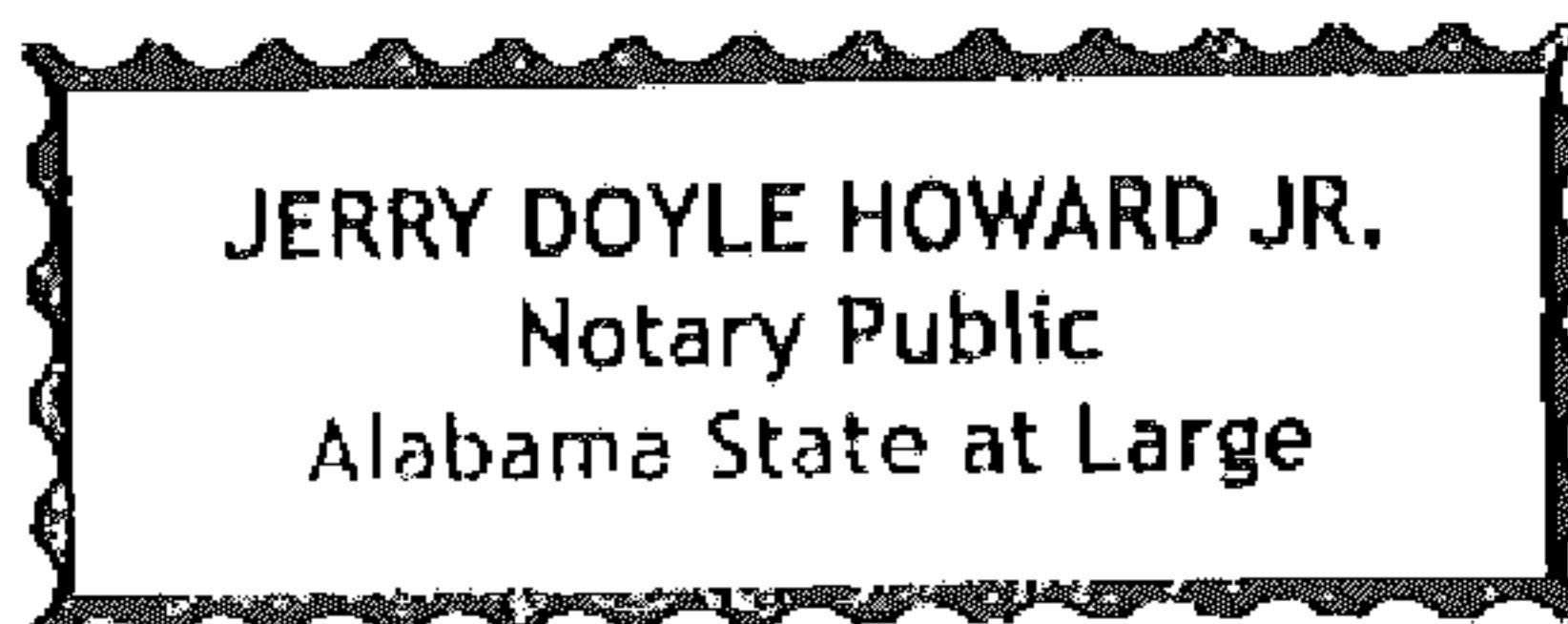
By: J. Brooks Harris

Its: Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Brooks Harris, as Vice President for Clayton Properties Group, Inc. d/b/a Harris Doyle Homes, whose name is signed to the foregoing assignment, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of this conveyance, he, in his capacity as Vice President and with full authority, executed the same voluntarily for and as the act of Clayton Properties Group, Inc. d/b/a Harris Doyle Homes on the day the same bears date.

Given under my hand and official seal, this 10th day of November, 2022.



Notary Public
My Commission Expires: September 18, 2023

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Replacement Exhibit "B"

The Plan

PALMER COVE

BEING A CONJUNCTION SUNDAYMORNING
SITUATED IN THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4
AND
NORTHEAST 1/4 OF THE SOUTHEAST 1/4
SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST
CHIEFLY COUNTY, ALABAMA

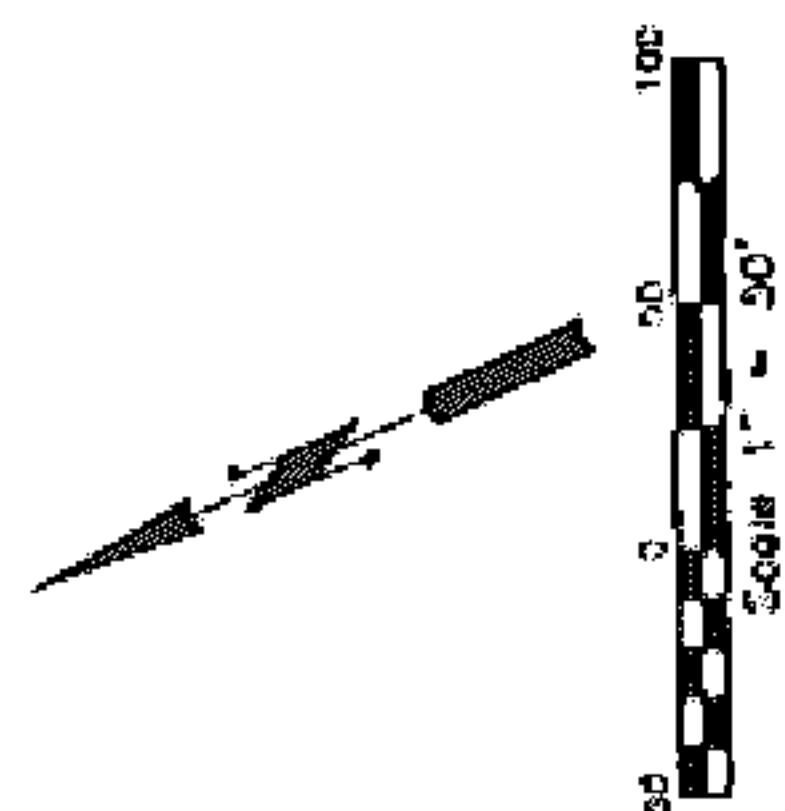
and the following:



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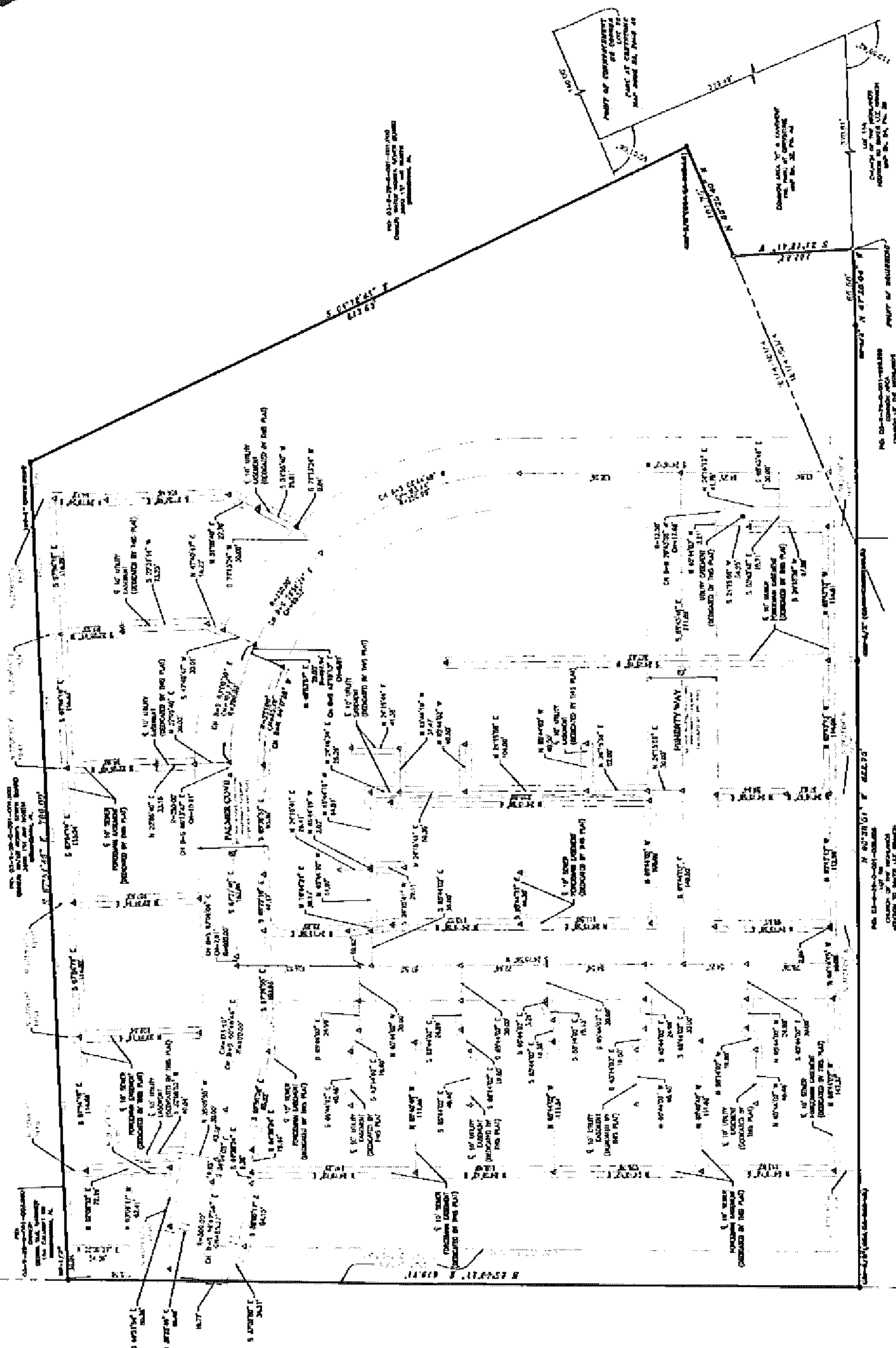
SHEET 2 OF 2



A parcel of land being situated in the SE 1/4 of the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 29, Township 18 North, Range 1 West, Sheslay County, Nebraska, being more particularly described as follows:

[illegible]

THIS PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY INSURED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 224782 WITH AN EFFECTIVE DATE OF JANUARY 1, 2013 @ 6:00 A.M.



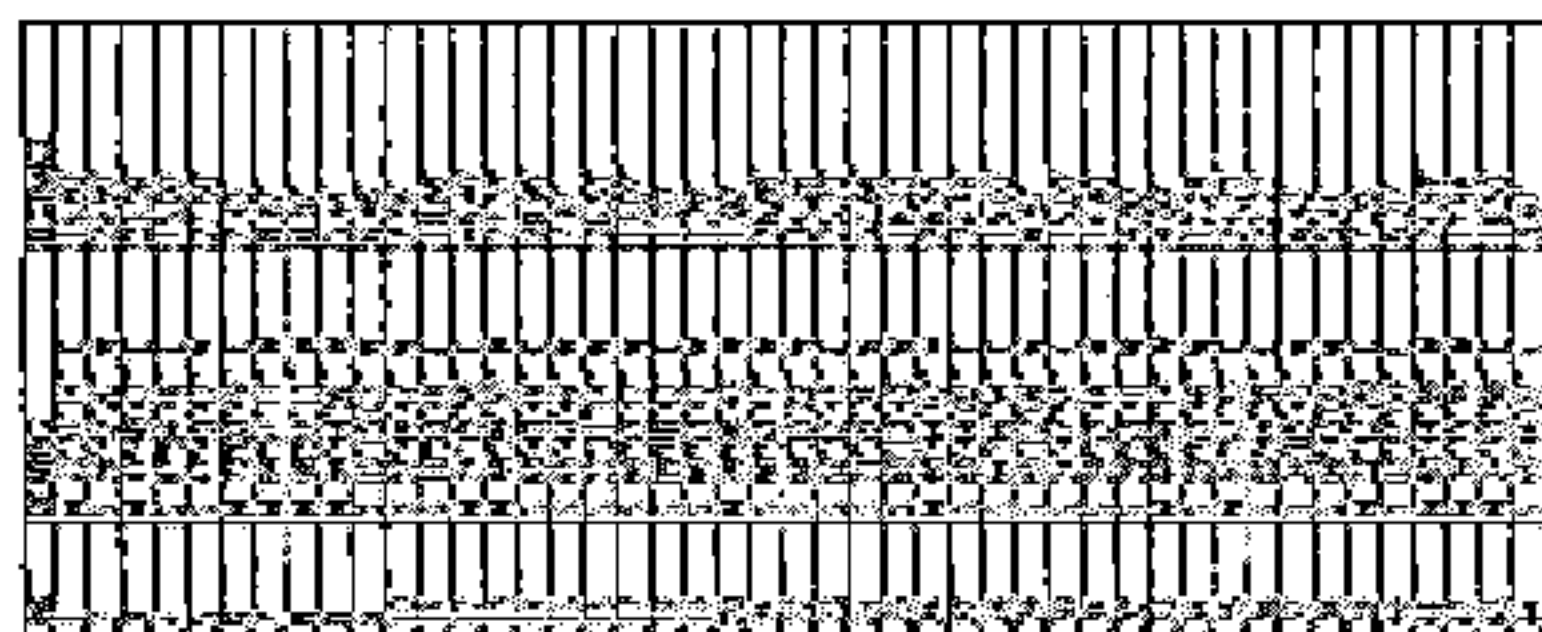
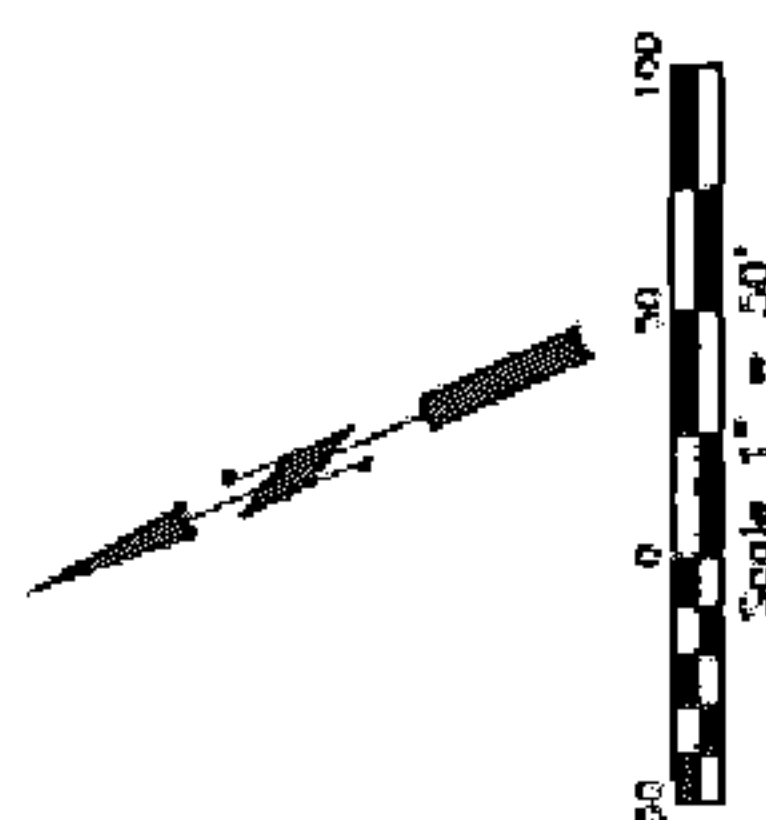
PALMER COVE

BEING A CONDOMINIUM SUBDIVISION
SITUATED IN THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4
AND
NORTHEAST 1/4 OF THE SOUTHEAST 1/4
SECTION 28, TOWNSHIP 18 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

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Replacement Exhibit "D"

Percentage of Ownership

Common Elements

Number of Units: 64

Percentage share of the Common Elements of the Condominium Property: 1.5625%

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Limited Common Elements

See attached.

Plan Information

Plan Name: ---
Community: ---
Lot Number: ---
Client Name: N/A
Template Version: 6/23/2015
PDF Creation Date 6/29/2022 4:59:34 PM

Harris Doyle Homes
www.HarrisDoyle.com
205.982.2896
3111 Timberlake Drive
Birmingham, AL 35224

HARRIS DOYLE HOMES

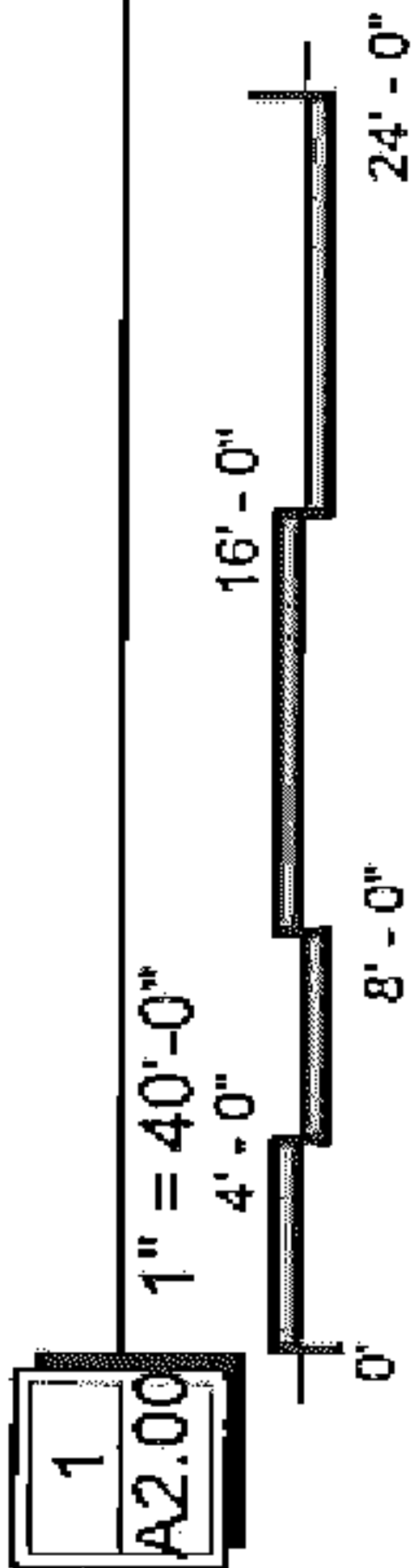
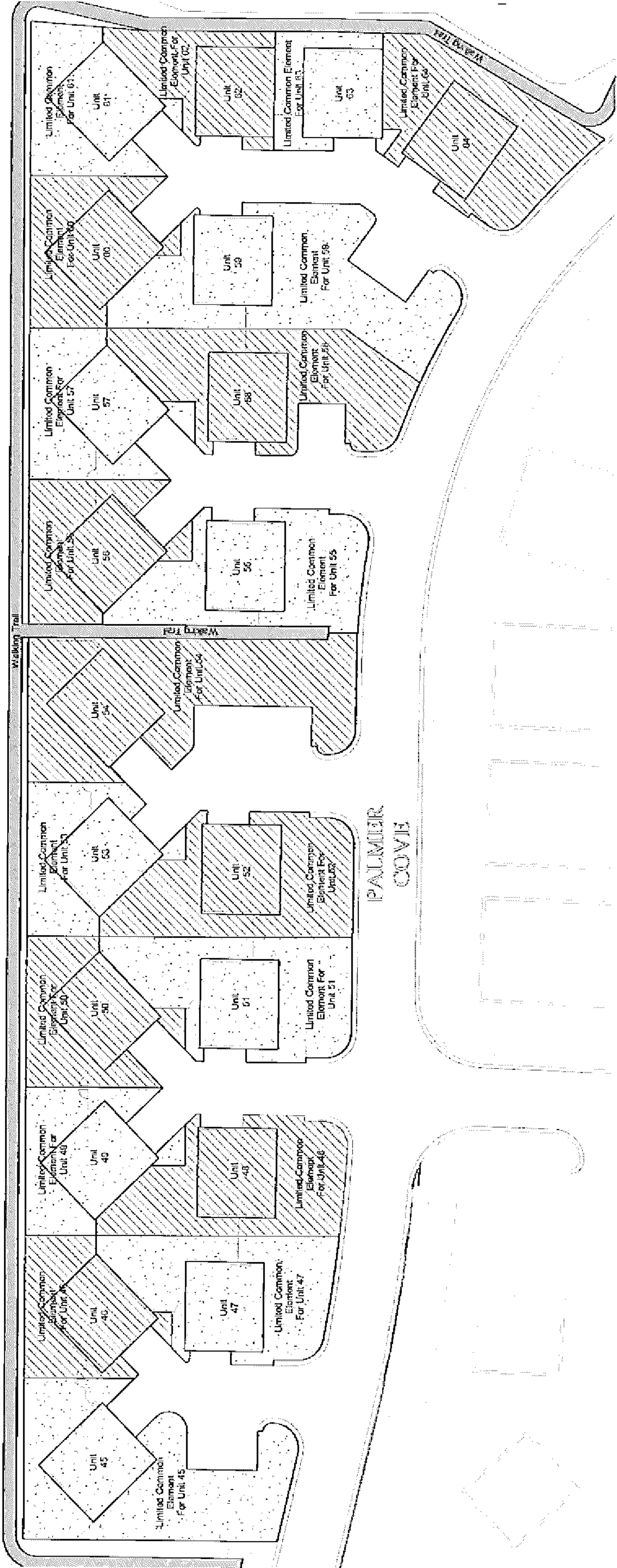


Revisions

Date	Description	Design Review	Permit Set

Sheet Information

A2.00



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A2.00

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Lot #: ---
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Harris Doyle Homer
www.HarrisDoyle.com
205.982.2895
3111 Timberlake Driv
Birmingham, AL 3524

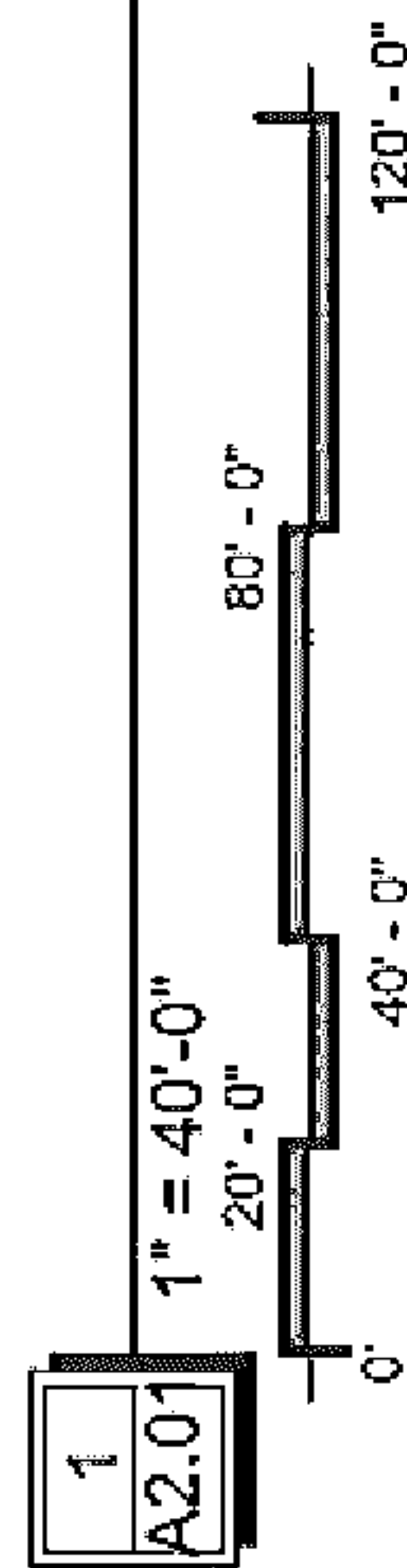
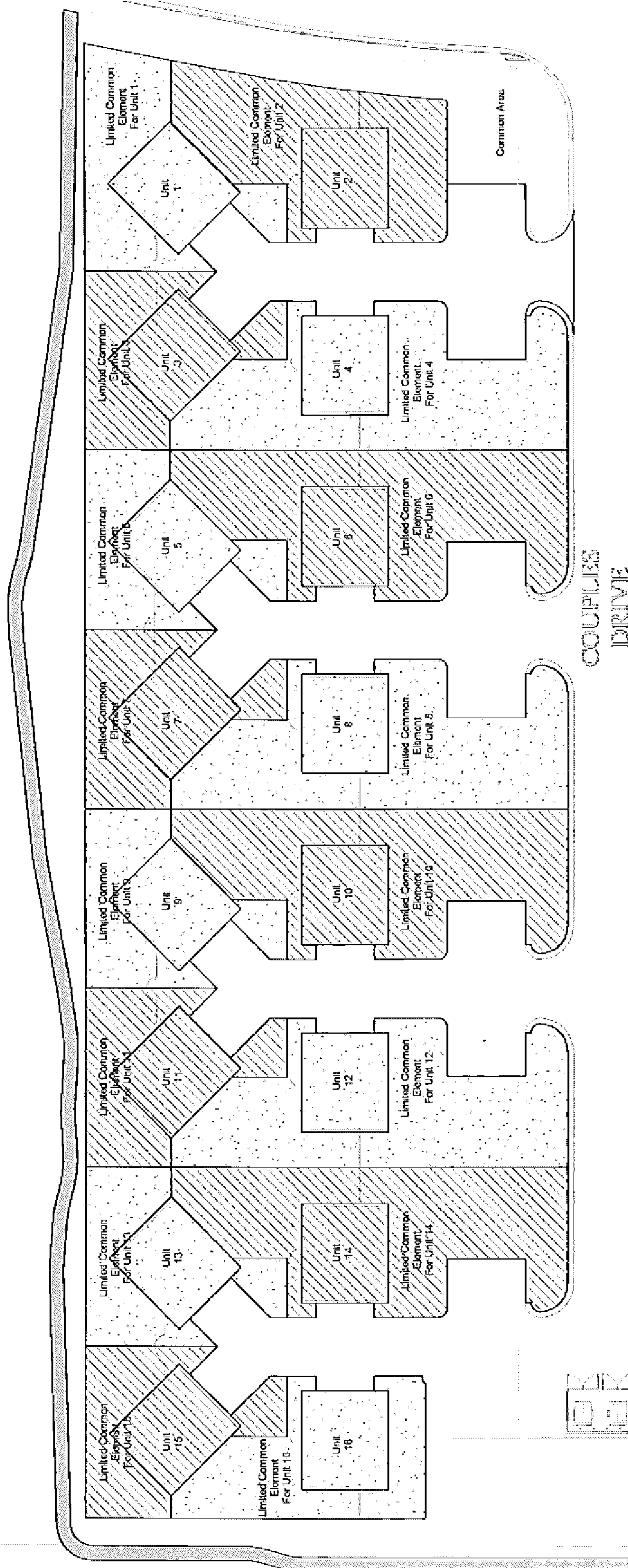
HARRIS DOYLE
HOMES



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	Design Review
	Permit Set

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Lot #: ---
Client Name: N/A
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Harris Doyle Home
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Birmingham, AL 3524

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Revisions

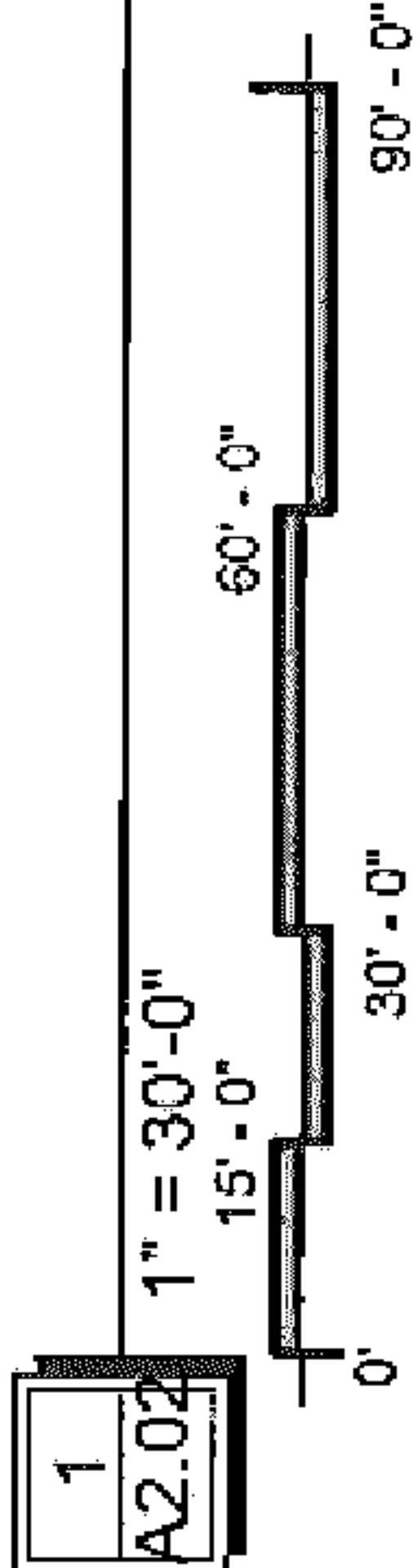
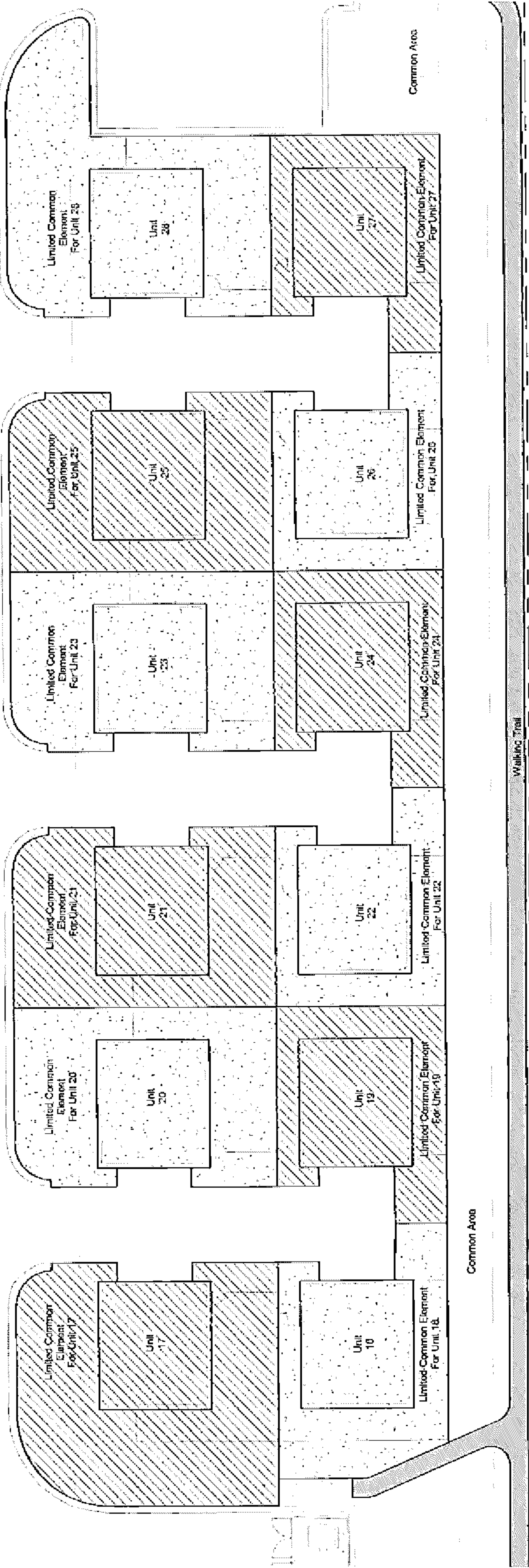
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PROPERTY
WAY



Plan Information

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Community: ---
Lot Number: ---
Lot #: ---
Client Name: N/A
Template Version: 6/23/2015
PDF Creation Date: 6/29/2022 4:59:37 PM
Harris Doyle Homes
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Birmingham, AL 3524

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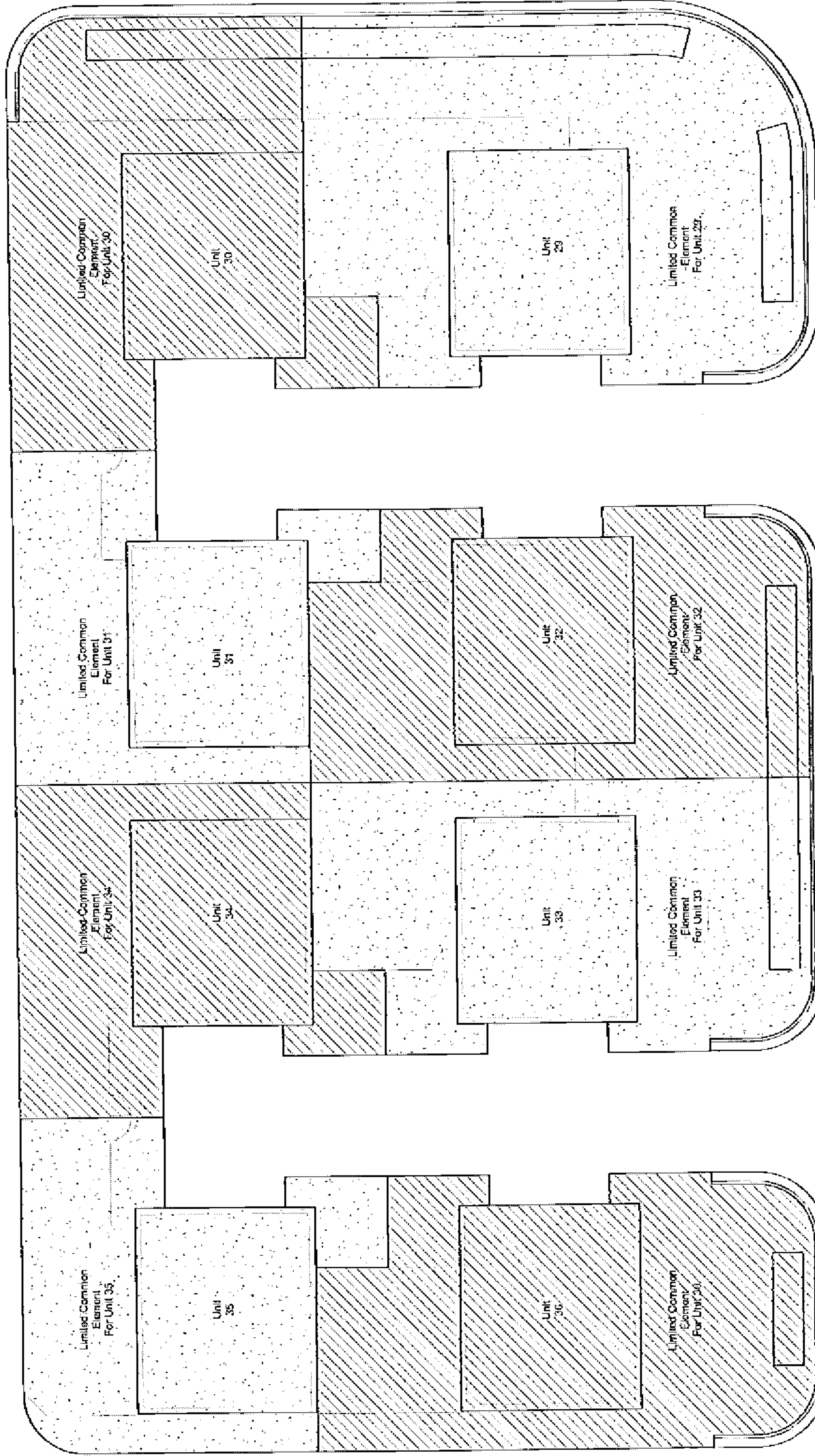
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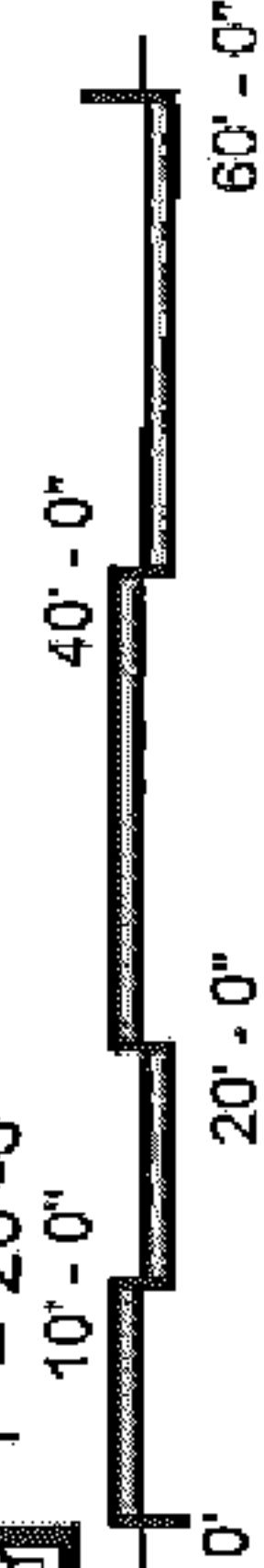
PERHERRY WAY



DRIVE/

1
A2.03

1" = 20'-0"



Plan Information

Plan Name:

Community:

Lot Number:

Client Name:

N/A

Template Version:

6/23/2015

PDF Creation Date

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Harris Doyle Homes

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205.982.2896

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Birmingham, AL 3524

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HARRIS DOYLE

HD

Revisions

Date

Description

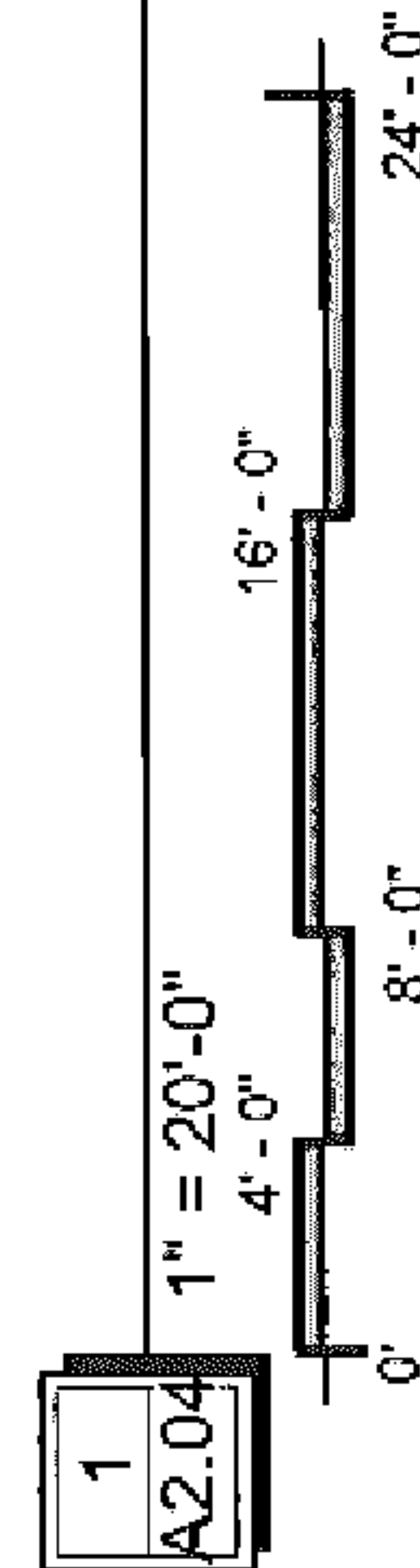
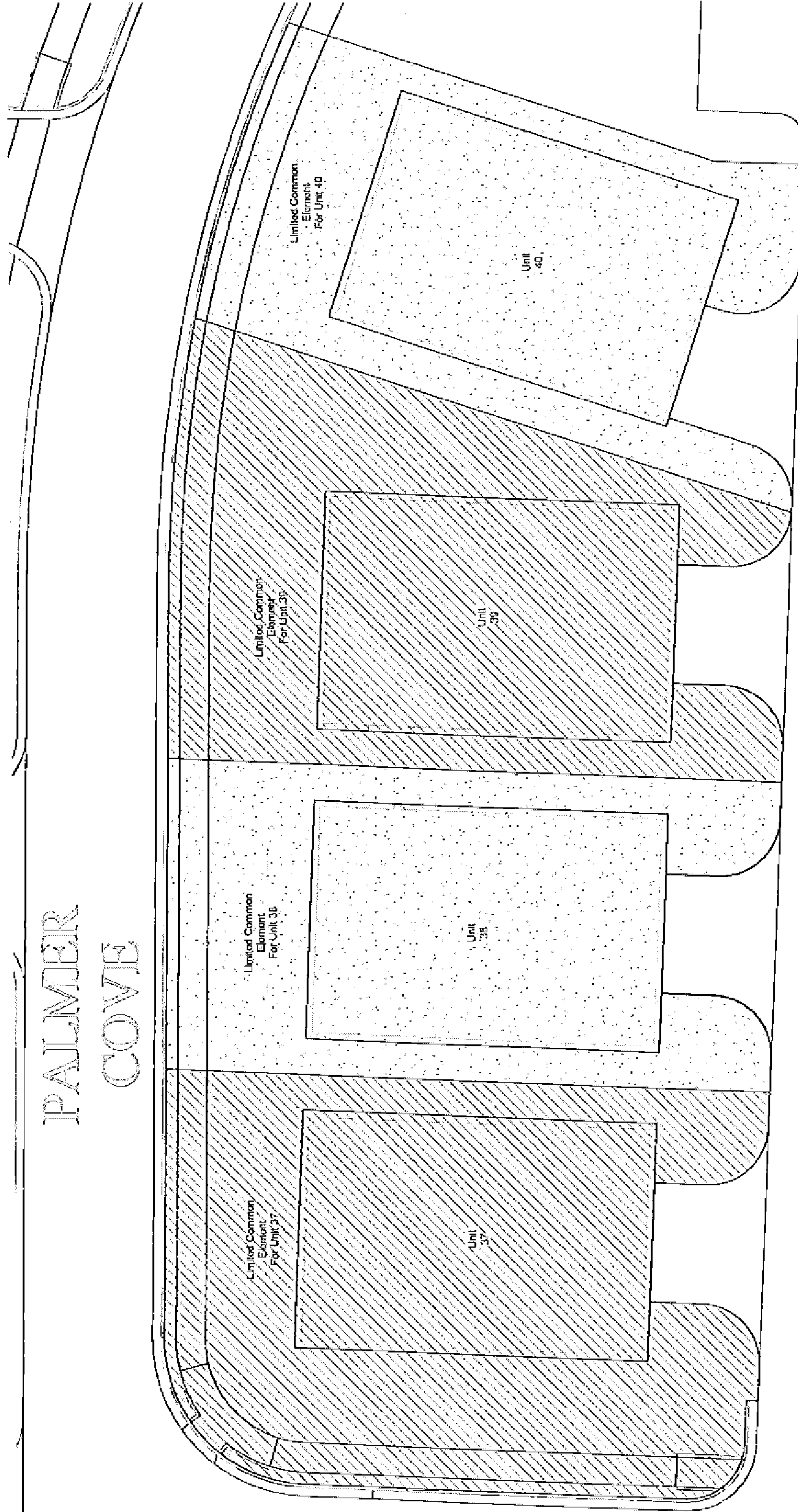
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 Community: ---
 Lot Number: ---
 Lot #: ---
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 Template Version: 6/23/2015
 PDF Creation Date: 6/29/2022 4:59:39 PM

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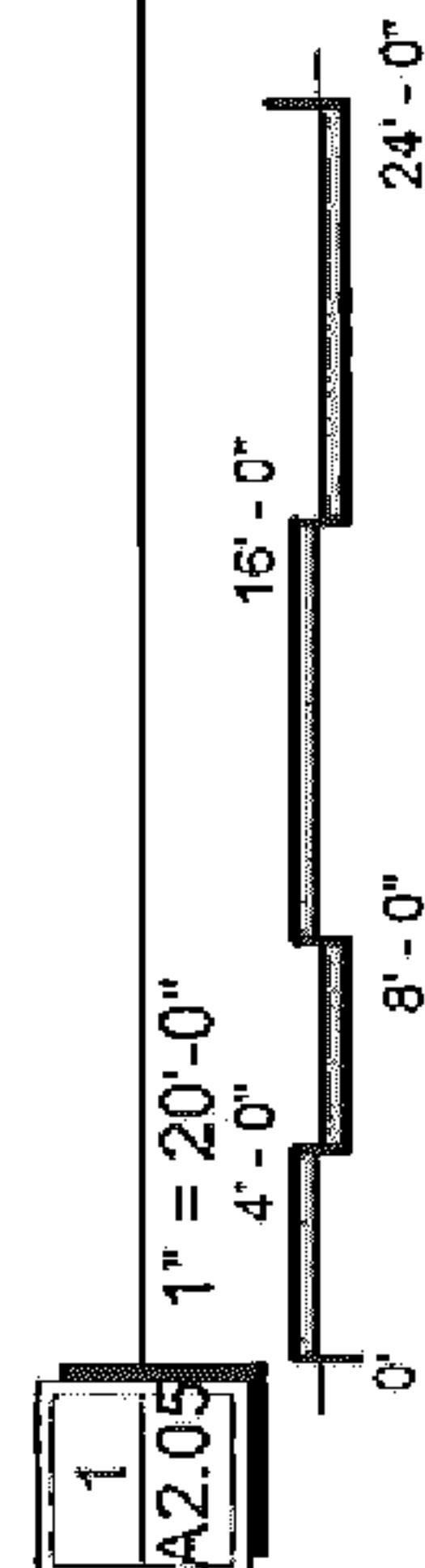
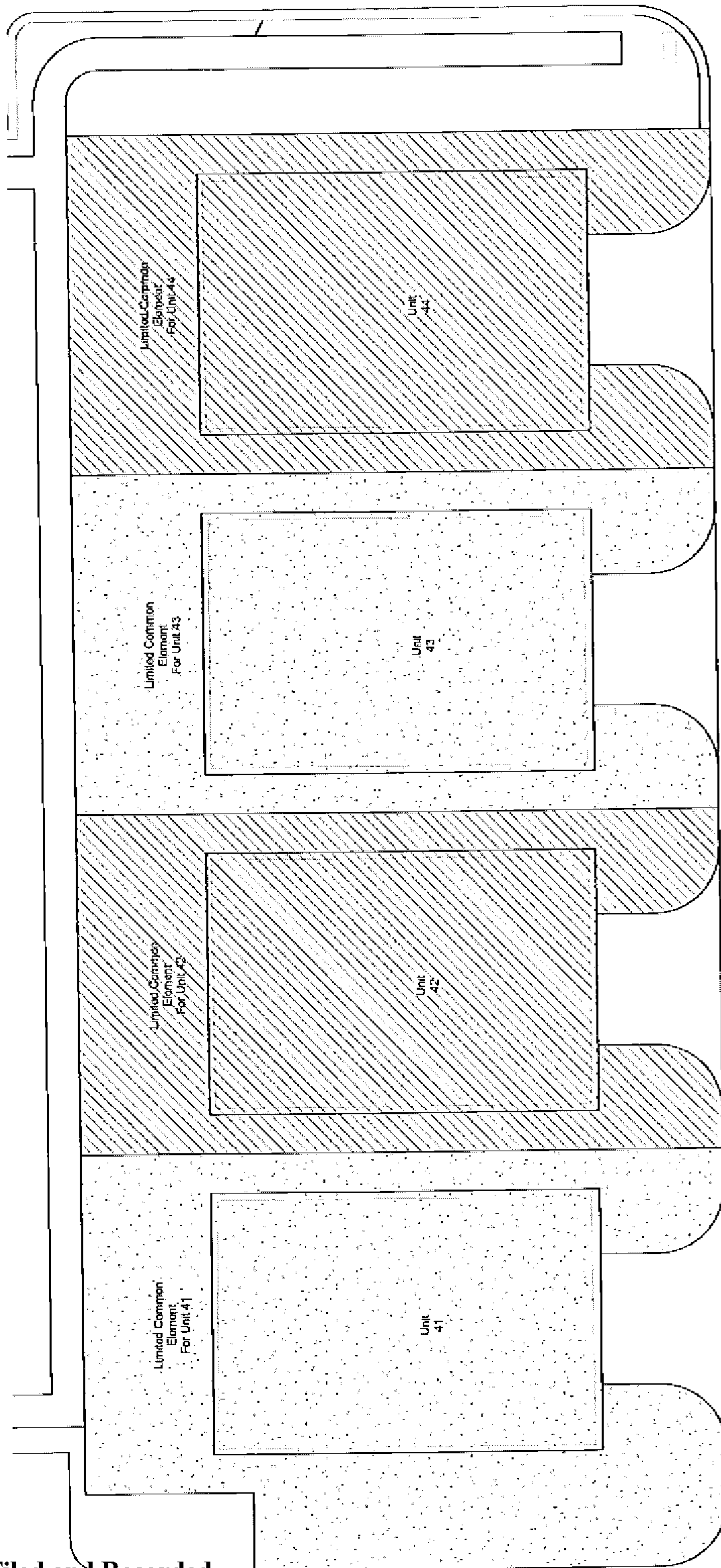
Revisions:

Date	Description	Design Revic	Permit Set

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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/09/2022 02:37:33 PM
 \$67.00 PAYGE
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Allen S. Bayl