


1516
AMENDMENT TO PROTECTIVE COVENANTS

MEADOW BROOK, SECOND SECTOR, FIRST PHASE

STATE OF ALABAMA
SHELBY COUNTY


19780623000080110 1/5 \$.00
Shelby Cnty Judge of Probate, AL
06/23/1978 12:00:00 AM FILED/CERT

WHEREAS, the undersigned owners of all the lots located in the survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, page 65, in the Office of the Judge of Probate, Shelby County, Alabama and the undersigned members of the Architectural Control Committee desire to amend and change the Protective Covenants applicable to said lots as recorded in Miscellaneous Book 21, page 742 in the Probate Office of Shelby County, Alabama, and;

WHEREAS, the undersigned Cahaba Valley Homes, Inc., Davis and Perkins, Inc., Cahaba Trace Properties, Inc. are the present owners of all the lots located in the survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, page 65 in the Office of Judge of Probate, Shelby County, Alabama, except lots 66, 49, 76 and 71 which are owned by Billy D. Eddleman and wife Bobbie D. Eddleman, and;

WHEREAS, Billy D. Eddleman and wife Bobbie D. Eddleman are the owners of lots 66, 49, 76 and 71 located in the survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, page 65 in the Office of Judge of Probate, Shelby County, Alabama, and;

WHEREAS, the undersigned Bobbie D. Eddleman, Trustee for the benefit of Douglas D. Eddleman and Susan E. Eddleman under Trust dated September 7, 1977 was the owner of and undivided (1/20th) interest in lots located in the survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, page 65 in the Office of Judge of Probate, Shelby County, Alabama, and;

WHEREAS, the undersigned Billy D. Eddleman, R. C. Englund and John C. Bramer, Jr., are members of the Architectural Control Committee, as provided in the Protective Covenants, recorded in Miscellaneous Book 21, page 742, in the Office of Judge of Probate, Shelby County, Alabama, and;

NOW, THEREFORE, the undersigned hereby amend and change the declaration of Protective Covenants applicable to all lots located in the survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, page 65, in the Office of the Judge of Probate, Shelby County, Alabama, in accordance with the authority granted the undersigned in paragraph 8 of the declaration of Protective Covenants as recorded in Miscellaneous Book 21, page 742 in the Office of Judge of Probate, Shelby County, Alabama, said changes and amendments hereinafter set forth:

Paragraph 1(F) under "Exclusive Residential Use and Improvements"

BOOK 25 PAGE 825

within the declaration of Protective Covenants is deleted
and the following paragraph is substituted therefore:

Each main structure residential building, exclusive
of open porches, garages, basements and carports,
shall not be less than 2,000 square feet on the
ground floor of any one story building and not
less than a total of 2,200 square feet in the
case of a one and one half story building, with
a minimum of 1,600 square feet of the 2,200 square
feet being on the first floor of a one and one
half story building and not less than 2,400 square
feet in the case of a two story building, with
a minimum of 1,200 square feet of the 2,400 square
feet being on the first floor of the two story
building. The Architectural Control Committee is
authorized to grant a variance lowering the re-
quired square footage for any lot or any group
of lots.

In witness whereof, the said, Cahaba Valley Homes, Inc., A Corporation, Davis and
Perkins, Inc., A Corporation, Cahaba Trace Properties, Inc., A Corporation, Bobbie
D. Eddleman, Trustee for Douglas D. Eddleman and Susan E. Eddleman, Billy D. Eddleman
and wife Bobbie D. Eddleman, individuals, and Billy D. Eddleman, R. C. Englund and
John C. Bramer, Sr., members of the Architectural Control Committee, have hereunto
set their signatures by their respective representatives and/or presidents who are
duly authorized, on this the 16th day of June, 1978.



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Shelby Cnty Judge of Probate, AL
06/23/1978 12:00:00 AM FILED/CERT

ATTEST:

Bobbie D. Eddleman
Attest Secretary

Hudson Perkins Jr
Attest

By: B. D. Eddleman
B. D. Eddleman, President
CAHABA VALLEY HOMES, INC.

By: H. M. Davis, Jr.
H. M. Davis, Jr., President
DAVIS AND PERKINS, INC.

Bobbie D. Eddleman
Attest Secretary

By: Bobbie D. Eddleman
Bobbie D. Eddleman, President
CAHABA TRACE PROPERTIES, INC.



19780623000080110 3/5 \$.00
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By: Bobbie D. Eddleman
Bobbie D. Eddleman Trustee for
Douglas D. Eddleman and Susan
Eddleman under Trust dated
September 7, 1977

By: Billy D. Eddleman
Billy D. Eddleman (An Individual)

By: Bobbie D. Eddleman
Bobbie D. Eddleman, (Wife of
Billy D. Eddleman)

By: Billy D. Eddleman
Billy D. Eddleman, Member of
Architectural Control Committee

By: R. C. Englund
R. C. Englund, Member of
Architectural Control Committee

By: John C. Bramer, Jr.
John C. Bramer, Jr., Member of
Architectural Control Committee

STATE OF ALABAMA
SHELBY COUNTY

I the undersigned, a notary public in and for said county, in said state hereby certify that B. D. Eddleman, whose name as the president of the Cahaba Valley Homes, Inc., A Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that being informed of the contents of the instrument he, as such officer with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this the 16th day of June 1978.

Mary Jane Clark
NOTARY PUBLIC

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that H. M. Davis, Jr., whose name as the president of the Davis and Perkins, Inc., a Corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that being informed of the contents of the 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 the 16th day of June, 1978.

Dorothy B. Davis
NOTARY PUBLIC
my comm. exp. 11/9/80



19780623000080110 4/5 \$.00
Shelby Cnty Judge of Probate, AL
06/23/1978 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Bobbie D. Eddleman, whose name as the president of the Cahaba Trace Properties, Inc., a Corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that being informed of the contents of the instrument, 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 the 16th day of June, 1978.

Mary Jane Clark
NOTARY PUBLIC

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Bobbie D. Eddleman whose name as the Trustee for Douglas D. Eddleman and Susan E. Eddleman is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that being informed of the contents of the instrument, she, as such trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal, this the 16th day of June, 1978

Mary Jane Clark
NOTARY PUBLIC

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Billy D. Eddleman, whose name as a member of the Architectural Control Committee 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 the instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said member of the Architectural Control Committee.

Given under my hand and official seal, this the 16th day of June, 1978.

Mary Jane Clark
NOTARY PUBLIC

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that R. C. Englund, whose name as a member of the Architectural Control Committee 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 the instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said member of the Architectural Control Committee.

Given under my hand and official seal, this the 16th day of June, 1978.

Mary Jane Clark
NOTARY PUBLIC

STATE OF ALABAMA
SHELBY COUNTY



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I, the undersigned, a notary public in and for said county, in said state, hereby certify that John C. Bramer, Jr., known to me, acknowledged before me on this day that being informed of the contents of the instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said member of the Architectural Control Committee.

Given under my hand and official seal, this the 16th day of June, 1978.

Mary Jane Clark
NOTARY PUBLIC

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Billy D. Eddleman and Bobbie D. Eddleman whose names as individuals are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that being informed of the contents of the instrument, they, executed the same voluntarily.

Given under my hand and official seal, this the 16th day of June, 1978.

Mary Jane Clark
NOTARY PUBLIC

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

1978 JUN 23 AM 11:56

Thomas R. Snowdon, Jr.
JUDGE OF PROBATE

Rec. 7.50
Incl. 1.00