

DECLARATION OF PROTECTIVE COVENANTS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned Eddleman Properties, Inc. is the owner of certain lots in Meadow Brook, Fifth Sector, First Phase, recorded in map book 8, page 109, Probate office of Shelby County, Alabama such lots described as follows:

Lot numbers 1 through 12, lot numbers 28 through 63, lots 21 and 22 and lot numbers 86 through 96 located in Meadow Brook, Fifth Sector, First Phase, recorded in map book 8, page 109, Probate office of Shelby County, Alabama.

WHEREAS, the undersigned Eddleman Properties, Inc. has previously recorded a "Declaration of Protective Covenants" subjecting the property to certain covenants and now desires to subject certain properties to higher minimum footage restriction hereinafter set forth,

NOW, THEREFORE, the undersigned Eddleman Properties, Inc. does hereby expressly adopt the following protective covenants, restrictions, conditions and limitations for said property described herein above, to wit:

That the said properties described herein above shall be and the same are hereby subject to the following conditions, limitations and restrictions.

EXCLUSIVE RESIDENTIAL USE AND IMPROVEMENTS

BOOK 50 PAGE 948

Each main structure residential building, exclusive of open porches, garages, basements and carports, shall not be less than 2,000 sq. ft. on the ground floor of any one-story building and not less than a total of 2,200 sq. ft. in the case of a 1 1/2 story building, with a minimum of 1,600 sq. ft. of the 2,200 sq. ft. being on the first floor of a 1 1/2-story building and not less than 2,400 sq. ft. in the case of a 2-story building with a minimum of 1,200 sq. ft. being on the first floor of the 2-story building. The undersigned is authorized and reserves the right to cancel, amend, change, delete and/or grant a variance for any lot or group of lots subject to the conditions, limitations and restrictions contained herein applicable to the property described herein above.

RECORDED IN SHELBY CO. DEEDS BOOK 50 PAGE 948

1983 JUN -6 AM 8:51

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IN WITNESS WHEREOF, the said Eddleman Properties, Inc. has hereinto set its signature by its President, who is duly authorized, on this the 2ND day of June, 1983.

B. D. Eddleman
Attest: VICE PRESIDENT
EDDLEMAN PROPERTIES, INC.

By: B. D. Eddleman
B. D. Eddleman, President
Eddleman Properties, Inc.

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 Eddleman Properties, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, 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 2 day of JUNE, 1983.

TILL, EDDLEMAN & HESTER
CERTIFIED PUBLIC ACCOUNTANTS
SUITE 510 BANK FOR SAVINGS BUILDING
BIRMINGHAM, ALABAMA 35203
TELEPHONE 323-2843

James G. Till
NOTARY PUBLIC
My Commission Expires 3-6-85