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This instrument was prepared by: Jack P. Stephenson, Jr.  
3000 SouthTrust Tower  
Birmingham, Alabama 35203.

STATE OF ALABAMA )  
COUNTIES OF JEFFERSON )  
AND SHELBY )

**SUPPLEMENTAL DECLARATION OF  
PROTECTIVE COVENANTS OF  
INVERNESS POINT, RESIDENTIAL SUBDIVISION  
PHASE THREE**

**KNOW ALL MEN BY THESE PRESENTS THAT,**

BOOK 226 PAGE 837  
WHEREAS, 2154 Trading Corporation, a New York corporation (hereinafter referred to as the "Declarant") has previously filed a Declaration of Protective Covenants and Agreements in the Probate Office of Shelby County, Alabama, in Real Book 209 at page 890, as supplemented in Real Book 221 at page 275 and in the Probate Office of Jefferson County, Alabama, in Real Volume 3254 at page 901 as supplemented in Real Volume 3524 at page 957 (the "Declaration") for the benefit of certain real property situated in Shelby County and Jefferson County, Alabama, which is part of a residential subdivision known as Inverness Point, a Residential Subdivision, and which is more particularly described in the Plat of Inverness Point Phase One as recorded in Map Book 13 at page 6 in the Probate Office of Shelby County, Alabama and in the Plat of Inverness Point Phase Two as recorded in Map Book 159 at page 30 in the Probate Office of Shelby County, Alabama and in Map Book 13 at page 19 in the Probate Office of Jefferson County, Alabama;

WHEREAS, Declarant is the owner of additional real property (the "Subject Property") situated in Jefferson County, Alabama, which is proposed to be developed as part of Inverness Point, a Residential Subdivision and which is more particularly described in the Plat of Inverness Point Phase Three as originally recorded in Map

*Taylor Mathis*

Book 159 at page 31 and amended in Map Book 159 at page 48 in the Probate Office of Jefferson County, Alabama;

**WHEREAS**, the Declarant desires to submit the Subject Property to the Declaration in accordance with and pursuant to Section 2.02 of the Declaration which permits the owner of any property, with the approval in writing of the Association (as defined in the Declaration), to submit such property to the Declaration by filing a Supplementary Declaration to that effect in the Office of the Judge of Probate of Shelby County, Alabama and in the Office of the Judge of Probate of Jefferson County, Alabama;

**NOW, THEREFORE**, the Declarant, together with Inverness Point Homeowners' Association, Inc. (the "Association") do, upon the recording hereof, declare and make the Subject Property and any portion thereof subject to the covenants, conditions, restrictions, uses, limitations and affirmative obligations of the Declaration, as heretofore amended and as amended hereby, all of which are declared to be in furtherance of a plan for the use and improvement of the Subject Property in a desirable and uniform manner suitable in architectural design and for the enforcement of such uniform standards and the maintenance and preservation of the common amenities within the property subject to the Declaration.

#### **ARTICLE I**

The Declarant hereby reaffirms and restates the terms and provisions of the Original Declaration in their entirety without any change whatsoever, except that the legal description of the property subject to the Declaration in Section 2.01 thereof shall be amended to include the Subject Property. Declarant hereby declares that said provisions of the Declaration, as heretofore amended and as amended hereby, shall run with the land and be binding upon, and shall inure to the benefit of, the Subject Property and all parties having or acquiring any right, title or interest in and to the Subject Property or any part thereof, and their successors in interest.

ARTICLE II

The Association has joined in the execution of this Supplemental Declaration for the purpose of evidencing its written approval of the submission of the Subject Property to the Declaration as herein provided and does hereby authorize the filing of this Supplemental Declaration with the Office of the Judge of Probate of Shelby County, Alabama and the Office of the Judge of Probate of Jefferson County, Alabama.

IN WITNESS WHEREOF, the undersigned have caused this Declaration to be executed as of the 9<sup>TH</sup> day of FEBRUARY, 1988.

2154 TRADING CORPORATION,  
a New York corporation

By: Victor W. Turner  
Its: Vice President

207  
S.H.

INVERNESS POINT HOMEOWNERS'  
ASSOCIATION, INC.

By: W. Mayfield  
Its: President

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STATE OF Georgia )  
De Kalb COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Victor W. Turner, whose name as Vice President of 2154 Trading Corporation, a New York 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 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 6<sup>th</sup> day of February, 1988.

Notary Public, Georgia State at Large  
My Commission Expires Feb. 10, 1990

Locher R. Norman  
Notary Public

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify LEO M. HARPELES, whose name as PRESIDENT of Inverness Point Homeowners' Association, Inc. an Alabama nonprofit 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 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 9<sup>TH</sup> day of FEBRUARY, 1988.

Nina Fienet  
Notary Public

MY COMMISSION EXPIRES FEBRUARY 15, 1992

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STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 FEB 16 AM 10:45

Thomas R. Shanderson, Jr.  
JUDGE OF PROBATE

#### RECORDING FEES

Recording Fee	\$ <u>10.00</u>
Index Fee	<u>1.00</u>
TOTAL	<u>11.00</u>