

DECLARATION OF COVENANTS

FOR

MEADOWBROOK TOWNHOMES

WHEREAS, Meadow Brook Townhomes Association, Inc. (herein called "Association") serves as the Homeowners Association for the real property development located in Shelby County, Alabama and known collectively as Meadow Brook Townhomes; and

WHEREAS, the developer of Phases II and III, Kadco, Inc., is creating a private septic system to serve the said development, which will include the creation of a retention pond; and

NOW, THEREFORE, in consideration of the premises, it is agreed as follows:

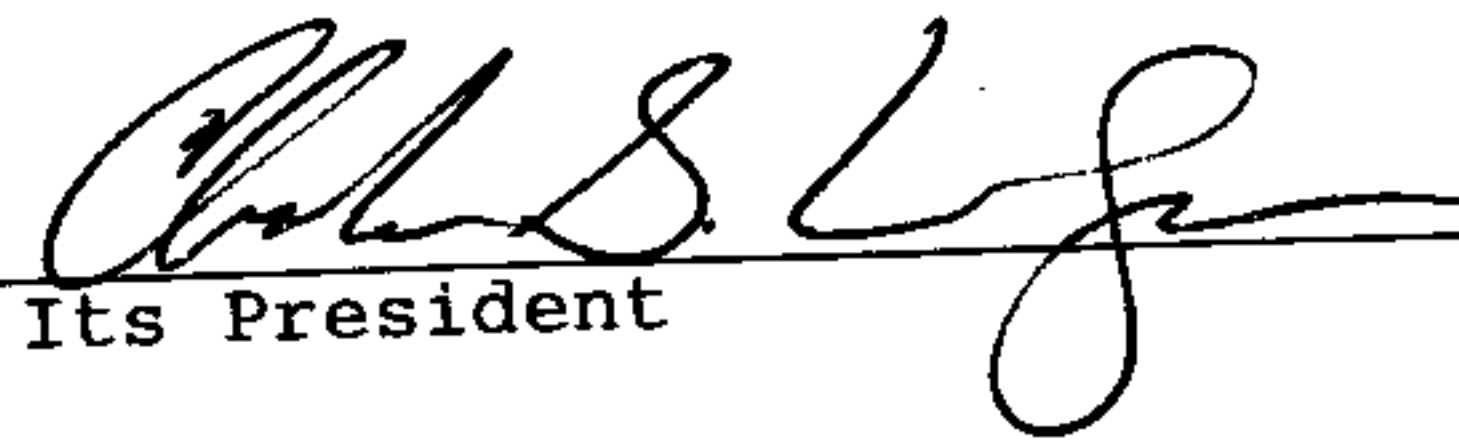
(1) The responsibility for all maintenance, repair, and upkeep for the aforesaid retention pond after approval of same by the proper authorities of Shelby County, Alabama, shall be the homeowner's association.

(2) It is agreed that neither now, nor in the future will Shelby County be asked or required to repair or maintain the said retention pond. All such duties shall be the responsibility of the Association and this responsibility will be a covenant running with the lots in the subdivision known as Meadow Brook Townhomes.

In Witness Whereof, the developer, Kadco, Inc., has hereunto executed this Declaration this the 28th day of August, 1996.

KADCO, INC.

By:


Its President

Inst # 1996-28313

08/28/1996-28313
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00

Inst # 1996-28313

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Charles G. Kessler, Jr., as President of Kadco, Inc., a corporation, is signed to the foregoing Declaration, and who is known to me, acknowledged before me on this day, that being informed of the contents of said Declaration, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Witness my hand and seal this 28 day of August, 1996.

Jane B. Richardson
Notary Public
My commission expires 3/13/2000

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