

EAGLE POINT

⁵
Ninth Sector

MODIFICATION OF
GENERAL COVENANTS, RESTRICTIONS, AND EASEMENTS

⁵
Eagle Point, Ninth Sector
Recorded as Instrument Number 1994-25790
in the Probate Office of Shelby County, Alabama

KNOWN ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, Reamer Development Corporation, an Alabama corporation, is the Owner and Developer, (hereinafter referred to as the "Developer"), of all lots in the Survey of eagle Point, ⁵Ninth Sector, a plat of which is recorded in Map Book 18, Page (s) 138, in the Probate Office of Shelby County, Alabama, said plat being made a part hereof by reference thereto, and

WHEREAS, the developer is desirous of modifying certain covenants, restrictions, and easements applicable to lot 520 owned by it in the said survey of Eagle Point, ⁵Ninth Sector.

NOW THEREFORE, the Developer does hereby modify the covenants, restrictions, and easements which shall be applicable to lot 520 in the said Survey of Eagle Point, ⁵Ninth Sector, and which shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations on all future owners of lot 520 in said ⁵Ninth Sector, of Eagle Point, and Developer hereby declares that lot 520 shall be owned, sold, transferred, conveyed and occupied subject to the modifications herein set forth to the General Covenants, Restrictions, and Easements previously recorded on said property. The General, Covenants, Restrictions, and Easements are specifically modified as follows for lot 520.

ITEM NUMBERS correspond to sections of the General, Covenants, Restrictions, and Easements that are modified, all other sections of the General, Covenants, Restrictions, and Easements remain unchanged.

9. FENCES, CLOTHES LINES AND MAILBOXES. No fence, wall (above the grade of the lot), or hedges may be installed in front of a residence. The Developer approves of the future installation of a wooden fence in the rear of lot 520. No clothes lines are permitted. Mailboxes must be of a type approved by the Architectural Review Committee.

Inst # 1997-05745

02/24/1997-05745
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
1 OF 3 006 NCD 21.00

GBOCKHOLD
1012 COLEC.
B'HAM, AL 35242

QR B 03

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Inst # 1997-05745

12. ARCHITECTURAL APPROVAL REQUIRED. The Developer has reviewed and approved the plans and specifications for Lot 520. The Developer also approves the future installation of an in-ground pool for Lot 520. No additional structure shall be commence, erected, placed, moved on to or permitted to remain on lot 520 nor shall any existing structure upon lot 520 be altered in any way which materially changes the exterior appearance thereof, unless plans and specifications (including a description of any proposed new use) thereof shall have been submitted to and approved in writing by the Developer or by an Architectural Committee appointed by the Developer.

14. SIGNS. No signs, billboards, posters or other advertising matter or displays of any kind shall be permitted on lot 520 except as provided herein. The Developer or Architectural Committee may, in its discretion, adopt and promulgate rules and regulations relating to signs which may be employed. The builders and owners of lot 520 shall be permitted to install their signs on said lot in accordance with the size and shape rules established by the Developer or Architectural Committee.

16. NUISANCES. No substance, thing, or material shall be kept upon lot 520 that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupant of surrounding property. No boat, boat trailer, house trailer, trailer, motor home, truck, commercial vehicle, motorcycle, golf cart or any other similar item shall be stored in the open on lot 520 for a period of time in excess of twenty-four (24) hours. No satellite dishes greater than 24 inches are permitted on lot 520.

22. INTERPRETATION BY THE DEVELOPER. The provisions for lot 520 hereof shall be construed and interpreted under the laws of the State of Alabama.

27. RIGHTS OF DEVELOPER TO MODIFY COVENANTS, RESTRICTIONS, AND EASEMENTS. The Developer and any owner, its successors or assigns, of lot 520 may not modify, release, amend, void, transfer or delegate any and all of the rights, reservations, and restrictions herein set forth on lot 520, without the mutual consent of both parties. For other lots the Developer, its successors or assigns, reserves the right to modify, release, amend, void, transfer or delegate any and all of the rights, reservations, and restrictions herein set forth or the right to modify, release, amend, void, or transfer any one or more of the said herein set forth general covenants, restrictions, and easements on other lots in said subdivision, at his sole discretion.

IN WITNESS WHEREOF, the undersigned, John G. Reamer, Jr. as President of Reamer Development Corporation, has hereunto set his hand and seal on the 16TH day of NOVEMBER 1995.

REAMER DEVELOPMENT CORPORATION

By: [Signature]
John G. Reamer, Jr.
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John G. Reamer, Jr. President, Reamer Development Corporation, whose name is signed to the foregoing instrument and who is known to me, acknowledge before me 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, on the day the same bears date.

Given under my hand and official seal, this 16th day of November, 1995.

[Signature]
Notary Public

My Commission Expires

Nov 20, 1995

EAGLE POINT

Fifth Sector

APPROVAL OF VARIANCE TO THE
GENERAL COVENANTS, RESTRICTIONS, AND EASEMENTS

Eagle Point, Fifth Sector
Recorded as Instrument Number 1994-25790
in the Probate Office of Shelby County, Alabama

KNOWN ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, Reamer Development Corporation, an Alabama corporation, is the Developer, (hereinafter referred to as the "Developer"), of all lots in the Survey of eagle Point, Fifth Sector, a plat of which is recorded in Map Book 18, Page (s) 138, in the Probate Office of Shelby County, Alabama, said plat being made a part hereof by reference thereto,

WHEREAS, George Bockhold Jr. and Deborah A. Bockhold are the Owners, (hereinafter referred to as the "Owners") of lot 520,

WHEREAS, the Developer approved the construction of a pool and fence on lot 520, and said construction has been completed, and

WHEREAS, the Owners are desirous of recording the approval of the variance to the 50 foot building line restriction for said pool and fence.

NOW THEREFORE, the Developer and Owners do hereby modify the 50 foot building line restriction which shall be applicable to lot 520 in the said Survey of Eagle Point, Fifth Sector, and which shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations on all future owners of lot 520 in said Fifth Sector, of Eagle Point, and the Developer and Owners hereby declare that lot 520 shall be owned, sold, transferred, conveyed and occupied subject to the variance herein set forth to the General Covenants, Restrictions, and Easements previously recorded on said property. The General, Covenants, Restrictions, and Easements are specifically modified to acknowledge the approval of the installation of an in-ground pool and wooden fence in variance to the 50 foot building line. *TO THE EXTENT ALLOWED AS CHAIRMAN OF THE EAGLE POINT ARCHITECTURAL COMMITTEE.*

IN WITNESS WHEREOF, the undersigned, George Bockhold Jr. and Deborah A. Bockhold, has hereunto set their hand and seal on the 9TH day of NOVEMBER 1996.

George Bockhold Jr.
George Bockhold Jr.

Deborah A Bockhold
Deborah A. Bockhold

IN WITNESS WHEREOF, the undersigned, John G. Reamer, Jr. as President of Reamer Development Corporation, has hereunto set his hand and seal on the 7TH day of JANUARY 1995.

REAMER DEVELOPMENT CORPORATION

By: John G. Reamer, Jr.
John G. Reamer, Jr.
President

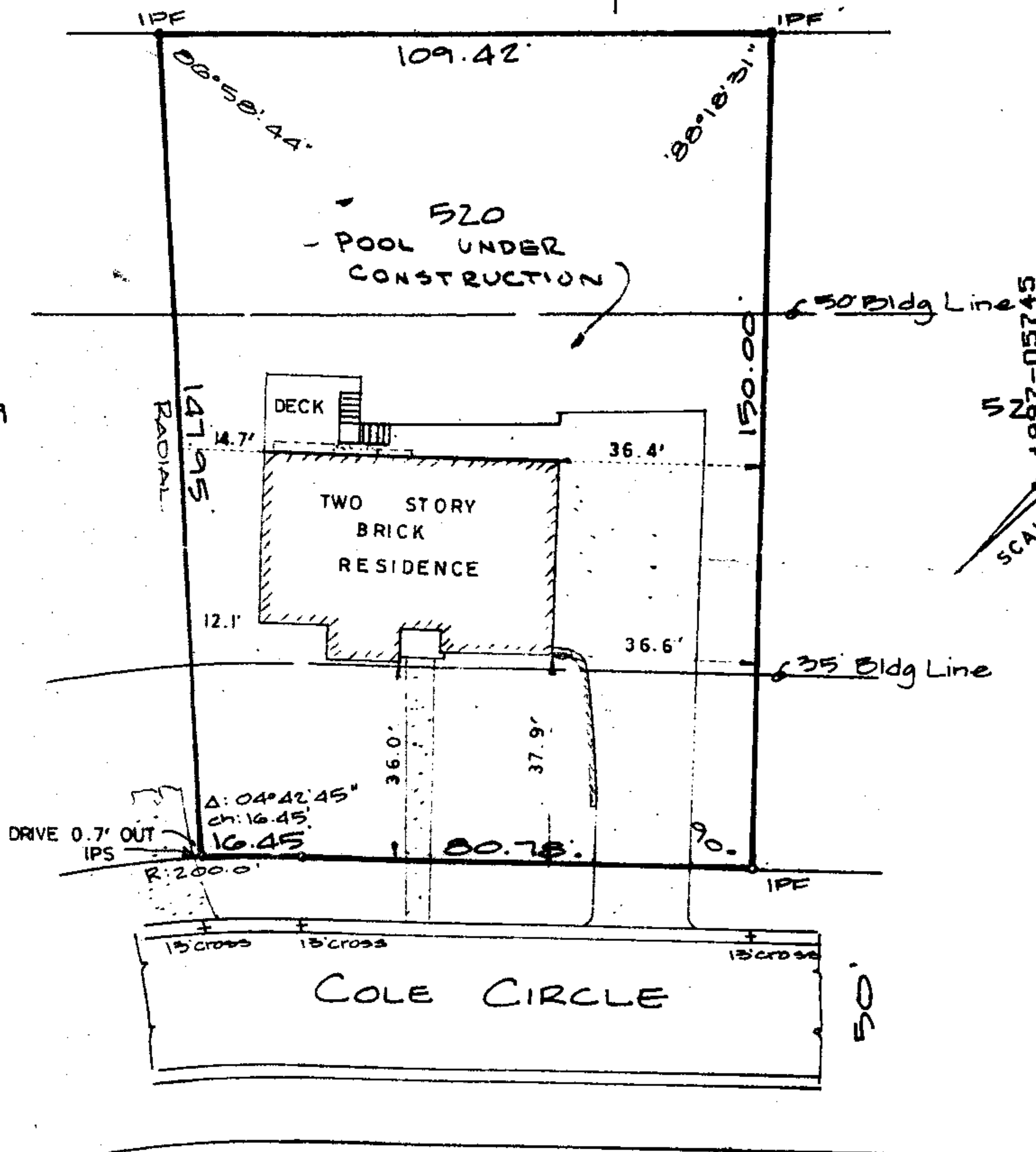
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John G. Reamer, Jr. President, Reamer Development Corporation, whose name is signed to the foregoing instrument and who is known to me, acknowledge before me 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, on the day the same bears date.

Given under my hand and official seal, this 7TH day of JAN -, 1995.

Judy L Cox
Notary Public

My Commission Expires: Aug. 8, 1998
NOTARY PUBLIC STATE OF ALABAMA



11
1997-05745
SCALE: 1:1
02/24/1998-05745
1:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
21.00
006 MCD

LIBERATED	•	exhaust
ALIVE	•	existing
BLDG.	•	curve down steps
△	•	covered
C	•	concrete
CONC.	•	clard
CH	•	deflection
d	•	exit
E	•	ammunition
EMBT.	•	fuse
FC	•	over gun shield
LP.F.	•	down gun exit
LP.S.	•	switch
M.M.	•	streamed
MEAS.	•	work
N	•	overhang
O.F.	•	guard
P	•	radius
R	•	replace
RNR.	•	rough
S	•	summary
SAM.	•	store
STM.	•	store
SWR.	•	un. Armed
U.	•	entry
UTL.	•	exit
W	•	fixed
FO	•	covered area
CAP	•	

STATE OF ALABAMA
COUNTY OF SHELBY

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 520 EAGLE POINT
5TH SECTOR recorded in Map Volume 18, on Page 138 in the Office of the Judge of Probate SHELBY County,
Alabama; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are
no electric or telephone wires (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires,
on or over said premises except as shown; that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that
this property is not located in "a special flood hazard area"; that there are no encroachments on said land except as shown; that improvements are
located as shown above; and that the correct address is as follows: 1012 COLE CIRCLE
according to my survey of: 4-3-96

I furthermore certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama. Survey is not valid unless it is sealed or stamped in red.

K. B. WEYGAND & ASSOCIATES, P.C.

Order No. 57779
Purchaser: BOCK HOLD
Type Survey: MORTGAGE
LOAN SURVEY

Carl Daniel Moore
Carl Daniel Moore, Reg. L.S.#12159, Phone 991-8965