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## Amendment to DECLARATION OF PROTECTIVE COVENANTS

of Bear Creek Ridge (Original Sector) Subdivision - Instrument #1997-08271 (The following amendments are in addition to the Protective Covenants for the original Sector.)

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the Undersigned, James R. Gardner, Richard T. and Sabrina A. Baker, and David P. Bruno, President of BEC Inc. are the owners of all of the following described property:

Lot(s) 1A, 2A, 4A, and 5A according to the resurvey of Bear Creek Ridge in Map Book 25 Page 75, respectively, and recorded in the office of the Judge of Probate, Shelby County, AL.

WHEREAS, the Undersigned's desire to subject each of the aforementioned lot(s) to the conditions, limitations and restrictions hereinafter set forth.

NOW, THEREFORE, the Undersigned(s) do hereby expressly adopt the following Protective Covenants, conditions and limitations for Lot(s) 1A, 2A, 4A, and 5A, only, of the aforementioned said subdivision lot(s) only, to-wit:

That each of the aforementioned lot(s) only, located in said subdivision shall be and the same are hereby subject to the following conditions, limitations and restrictions.

Amendments to the Declaration of Protective Covenants for Bear Creek Ridge, recorded in Instrument # 1997-08271, in the Probate Office of Shelby County, Alabama.

(All Lot Owners hereby agree that any property which was originally part of Lots 1,2,4, or 5 Map Book 22 Page 44, but is no longer part of Lots 1A, 2A, 4A, or 5A Map Book 25 Page 75, are no longer subject to any of the Protective Covenants described in Instrument #1997-08271, nor to these amendments related thereto.)

- 1.) The Private Driveway/Access Easement maintenance and/or repair fee (hereafter referred to as "The Fee") shall be expanded to cover any and/or all additional items stated in Bear Creek Ridge Sector II Protective Covenants (Instrument #1999-16693, Shelby County Judge of Probate Office) as well as those described in Instrument 1997-08271. The additional items covered by the Fee shall hereafter include, but not limited to, operating and maintenance of all streetlight(s), street sign(s), subdivision entrance signs or gates, landscaping, or any other items relating to any of these items which shall benefit and/or enhance any or all sectors of Bear Creek Ridge subdivision, at the sole discretion of the Managing Member of Bear Creek Ridge L.L.C., Developer, Declarant, its heirs, or its assigns. The Fee shall be combined into one account with the Lot Owners Fee established in the Protective Covenants for Bear Creek Ridge Sector II. This account shall become one and the same as the Lot Owners Fee account and maintained in that account and administered from that account by Bear Creek Ridge L.L.C., its Managing Member, its heirs, and/or its assigns (each with the authority to act independently of one another) as described in the Protective Covenants for Sector II of Bear Creek Ridge.
- 2.) In the event of transfer or change of title from current ownership of any of the aforementioned Lots, the current maintenance fee of one hundred dollars (\$100.00) per year shall be increased to the same amount as Bear Creek Ridge Sector II Lot Owners Fee (as described under General Requirements Section Q of Bear Creek Ridge Sector II Protective Covenants, Instrument #1999-16693). The vote required to modify, amend or otherwise change the Lot Owners Fee, or any other items related thereto, shall require a sixty-five percent (65%) approval vote of all Sectors of Bear Creek Ridge, as defined in the Protective Covenants Sector II. The required vote to change or make any modifications to any other clauses or items in the original sector of Bear Creek Ridge shall now require a sixty-five percent (65%) vote of the Lot Owners, of Lots 1A, 2A, 4A and 5A.
- 3.) The current maintenance fee of one hundred dollars (\$100.00) shall be due and payable no later than January 5th of the year for which it is due. Since no account was established by October 1, 1997, as stated in Instrument 1997-08271, that date has been revised to July 1, 1999 by 5 P.M.. The maintenance fee due and payable on July 1, 1999 shall be for the year 1999 (This fee

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shall not be prorated as it was originally to begin in 1997). Thereafter, the payment shall be due by January 5th for the payment due that year (example: Jan. 5, 2000 payment is due for the year 2000).

4.) The easements reserved by James R. Gardner, under clause "N. Easements and Right-of-Ways, Item #3 and Item 5", of the original Protective Covenants of Bear Creek Ridge, are hereby omitted, released and otherwise relinquished by James R. Gardner, both as individual and as Managing Member of Bear Creek Ridge, L.L.C.. All Lot Owners of the original sector of Bear Creek Ridge hereby agree to all easements or right-of-ways shown on the resurvey of Bear Creek Ridge which directly or indirectly affect their Lot or any other Lot described herein.

All other provisions, articles, clauses, covenants, fees, penalties, etc. stated in the Protective Covenants Instrument 1997-08271 shall remain binding and in full force and effect. The original Protective Covenants as well as these additional provisions shall be binding and run with the land.

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Given under my hand and official seal this for said County in said State, hereby certify that Sabrina A Baker 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 said instrument, he as such partner, executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this for said County in said State, hereby certify that Ismae R. Gawher, as Managing Member of Bear Creek Ridge. LLC., 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 said instrument, he as such partner, executed the same voluntarily on the day the same bears date.  [NOTARIAL SEAL]  My Commission Expires:    Inst   1999-21881   Notary Public	and the Thin	Land T Dahee	is signed to the ro	LEGORIS HISH ministr our was as b
Given under my hand and official seal this for day of the public Notary Public  [NOTARIAL SEAL]  My Commission Expires: 5/21/2001  I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sabrina A. Baker 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 said instrument, he as such partner, executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this for day of May 1994.  Notary Public  Notary Public  Notary Public  I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ismae R. Gardoer, as Managing Member of Bear Creek Ridge, LLaC., 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 said instrument, he as such partner, executed the same voluntarily on the day the same bears date.  Given under my hand and official seal this My day of My 1997.  Inst 4 1999-21881  Inst 4 1999-21881  12443 PM CERTIFIED  SELIY COMM JURE OF REASONE.	known to me, a	cknowledged before m	e on this day, that ochig mi	he day the same bears date.
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