

Int. # 1999-21881

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

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:

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

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.)

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.

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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.

Witness

James R. Gardner 5/10/99
James R. Gardner individually and as Managing Member of BEC Inc. (Date)

David P. Bruno 4-6-99
David P. Bruno, as President of BEC Inc. (Date)

Witness

Richard T. Baker 5/10/99
Richard T. Baker (Date)

Sabrina A. Baker 5/10/99
Sabrina A. Baker (Date)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Gardner, 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 10th day of May, 1999.

Stacie Marie Thomas
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 12/31/2000

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David P. Bruno, as President of BEC Inc., 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 6th day of April, 1999.

James R. Gardner
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 Richard T. 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 10th day of May, 1999.

James R. Gardner
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 10th day of May, 1999.

James R. Gardner
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 James R. Gardner, as Managing Member of Bear Creek Ridge, L.L.C., 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 10th day of May, 1999.

James R. Gardner
Notary Public

[NOTARIAL SEAL]

My Commission Expires: _____

MY COMMISSION EXPIRES FEBRUARY 26, 2006

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