

This instrument was prepared by:
Carol H. Stewart
3400 Wachovia Tower
420 North 20th Street
Birmingham, Alabama 35203

20080411000148760 1/36 \$123.00
Shelby Cnty Judge of Probate, AL
04/11/2008 01:44:23PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

**EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF EDENTON,
A CONDOMINIUM**

This Eighth Amendment to Declaration of Edenton, A Condominium (the "Amendment") is made this 10th day of April, 2008, by **EDENTON RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.**, an Alabama nonprofit corporation (the "Association") and **CAHABA BEACH INVESTMENTS, LLC**, an Alabama limited liability company (the "Declarant"), pursuant to the provisions of the Alabama Uniform Condominium Act of 1991, §§ 35-8A-101, *et seq.*, *Code of Alabama* (1975), as amended (the "Act") and Article XIV, Section 14.01(a) of the Declaration of Condominium of Edenton, A Condominium recorded in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office") on April 20, 2007, as Instrument Number 20070420000184480 as amended by the First Amendment recorded on May 8, 2007 in the Probate Office as Instrument Number 20070508000215560, the Second Amendment on May 22, 2007, in the Probate Office as Instrument Number 20070522000237580, the Third Amendment on June 6, 2007, in the Probate Office as Instrument Number 20070606000263790, the Fourth Amendment on June 26, 2007, in the Probate Office as Instrument Number 20070626000297920, the Fifth Amendment on August 17, 2007, in the Probate Office as Instrument Number 20070817000390000, the Sixth Amendment on December 14, 2007, in the Probate Office as Instrument Number 20071214000565780 and the Seventh Amendment on January 31, 2008, in the Probate Office as 20080131000039890 (the "Declaration"), for the purpose of further amending the Declaration to submit additional Buildings and Units to the Condominium pursuant to Section 15.04 of the Declaration the Developer may submit to the Condominium.

RECITALS

WHEREAS, the Declaration was recorded for the purpose of submitting the lands described therein to the condominium form of ownership and the Condominium created thereby to the provisions of the Act;

WHEREAS, the Declarant desires to exercise certain development rights reserved specially to the Declarant under Section 15.04 of the Declaration to add Buildings 14, 15, 16, 17, 17A, 18 and 19 to the Condominium containing a total of twenty-eight (28) additional Units, some buildings containing four (4) Units per building in Buildings 14, 15, 17, and 17A; some buildings containing five (5) Units per building in Buildings 18 and 19; and two (2) Units in Building 16 which action shall necessitate the modification of the Plans as recorded and attached to the Declaration as Exhibit "C;"

WHEREAS, pursuant to Section 35-8A-210 of the Act and Section 15.04 of the Declaration, the Declarant may amend the Declaration to expand the Condominium and create additional Units, Common Elements and Limited Common Elements by preparing, executing and recording an amendment to the Declaration;

WHEREAS, the Declarant desires to amend Exhibit "C" of the Declaration to reflect the amendment to the Plans to indicate the proposed layout of the additional Buildings and Units as shown on the Third Amended Plan recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 39 Page 137, a copy of which is attached hereto as Exhibit "A;"

WHEREAS, in conjunction with adding Units to the Condominium, the Declarant desires to further amend the Declaration to re-allocate the percentage of undivided ownership interests in the Common Elements among the Unit Owners as shown on Exhibit "D" of the Declaration to comply with the provisions of Section 35-8A-213(b) of the Act; and

WHEREAS, pursuant to Section 35-8A-210 of the Act and Section 3.03(c) of the Declaration, the Declarant must amend the Declaration to re-allocate the undivided ownership interests in the Common Elements to comply with Section 35-8A-213(b) of the Act by preparing, executing and recording an amendment to the Declaration.

NOW THEREFORE, upon the recording of this Eighth Amendment hereof, the Declarant does hereby amend the Declaration and reflect the amendment of the Plans as follows:

1. All references to the Declaration shall mean the Declaration as amended by the First through this Eighth Amendment, and all references to the Plans shall mean the Plans as amended by the First Amended Plan as recorded in the Judge of Probate of Shelby County in Map Book 39 Page 4, and further amended in the Second Amended Plan recorded in Map Book 39 Page 79 in the Office of the Judge of Probate of Shelby County, Alabama. All capitalized terms not otherwise defined herein shall have those meanings attributed to same in the Declaration, as amended.

2. The Declaration is hereby amended to add eight (8) additional Buildings containing twenty-eight (28) additional Units buildings containing four (4) Units per building in Buildings 14, 15, 17, and 17A; some buildings containing five (5) Units per building in Buildings 18 and 19; and two (2) Units in Building 16 which shall be (the "New Units") along with other improvements in Common Elements and Limited Common Elements to the Condominium. The total number of Units currently existing in the Condominium after the addition of the twenty-eight (28) new Units is one hundred forty (140) Units. The Declarant continues to reserve the right to create additional Units and to complete the Condominium in one or more additional phases.

3. The Plan of the Condominium is simultaneously herewith being amended to reflect the location of the additional Buildings and the new Unit the Developer is adding to the Condominium. Exhibit "C" of the Declaration is hereby amended to reflect the amendment to the Plans to indicate the proposed layout of the additional Buildings and New Units. Hereafter



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Exhibit "C" to the Declaration shall be the Plan attached to this Eighth Amendment as Exhibit "A."

4. Exhibit "D" of the Declaration which reflects the percentage ownership of the Common Elements and Common Expense liability of Units in the Condominium, is hereby declared null and void and is deleted from the Declaration in its entirety and the Eighth Amended and Restated Exhibit "D" is hereby substituted therefore, which Eighth Amended and Restated Exhibit "D" is attached hereto as Exhibit "B" and incorporated herein for all purposes to reflect the reallocation of the Common Element ownership and Common Expense liability upon adding the New Units to the Condominium. Said Eighth Amended and Restated Exhibit "D" constitutes the percentage ownership of Common Elements, as revised in accordance with this Amendment.

5. Except as hereinabove specifically modified by this Amendment, all of the terms, provisions and conditions of the Declaration, as amended, shall remain in full force and effect.

6. It is the intention of the Declarant that the provisions of this Eighth Amendment to Declaration are severable, so that if any provision is invalid or void under any applicable federal, state or local law or ordinance, decree, order, judgment or otherwise, the remainder shall be unaffected thereby.

7. This Eighth Amendment to Declaration has been executed by the undersigned and filed in the Office of the Judge of Probate of Shelby County, Alabama for the purposes stated above. Except for the aforesaid, the terms and conditions of the Declaration, as amended, shall continue to be in full force and effect without any other changes whatsoever.

8. Capitalized terms as used herein shall have the same meaning as they are defined in the Declaration, unless the context clearly indicates a different meaning therefore.

IN WITNESS WHEREOF, the Declarant has caused this Eighth Amendment to Declaration of Condominium of Edenton, a Condominium to be executed this 10 day of April, 2008.



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DECLARANT:

CAHABA BEACH INVESTMENTS, LLC,
an Alabama limited liability company

By: Jonathan M. Belcher
Name: Jonathan M. Belcher
Its: President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jonathan Belcher, whose name as President of **CAHABA BEACH INVESTMENTS, LLC**, an Alabama limited liability company, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 10 day of April, 2008.

[Notarial Seal]

Alma V. Blakemore
Notary Public
My commission expires: MY COMMISSION EXPIRES MARCH 2, 2011

CONSENT BY MORTGAGEE

Compass Bank, a banking corporation organized under the laws of the State of Alabama (the "Mortgagee"), does hereby consent to this Eighth Amendment to Declaration of Condominium of Edenton, A Condominium. Nothing contained herein shall be deemed or construed to make the Mortgagee the Declarant under the Declaration, this Eighth Amendment or the Condominium. The Mortgagee does not assume any obligation whatsoever under the terms, covenants and conditions of the foregoing Eighth Amendment to Declaration, and the execution hereof does not in any way subordinate or make the mortgage inferior to the said Eighth Amendment to Declaration.

Acknowledged and agreed this 10 day of
Apr. 1, 2008.

COMPASS BANK

By: Ben C. Hendrix
Name: Ben C. Hendrix
Its: Sr. Vice President

STATE OF ALABAMA)

COUNTY OF _____)

I, the undersigned, a notary public in and for said county in said state, hereby certify that BEN HENDRIX, whose name as Vice Pres. of **COMPASS BANK**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 10 day of APRIL, 2008.

Susan Ann Gray
Notary Public
My commission expires: MARCH 23, 2009

[Notarial Seal]

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EXHIBIT "A"

Plan attached as Exhibit "C" to the Declaration

See Attached

**3rd Amended
Condominium Plat of
Edenton, A Condominium**

Being situated in the

Southeast 1/4 of the Southeast 1/4 of
Section 25, Township 18 South, Range 2 West,
Shelby County, Alabama

SCALE: 1" = 100' APRIL 2, 2008

GRAPHIC SCALE

This map amends the 2nd Amended Condominium Plat of
Edenton, A Condominium recorded in Map Book 39, Page 79.

STATE OF ALABAMA
SHELBY COUNTY

A parcel of land being the Southeast 1/4 of the Southeast 1/4 of Section 25,
Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly
described as follows:

Begin at the Southeast Corner of the Southeast 1/4 of the Southeast 1/4 of said
Section 25, thence West, along the South line of said 1/4 - X Section, a distance of
131.63 feet to the Southwest corner of the West line of said 1/4 - X Section; thence 87°44'06" right, in a
Northwesterly direction and along the West line of said 1/4 - X Section, a distance of 131.503
feet to the Northwest corner of said 1/4 - X Section; thence 92°15'16" left, in an Easterly
direction and along the North line of said 1/4 - X Section, a distance of 131.726 feet to the
Northeast corner of said 1/4 - X Section; thence 88°01'52" right, in a Southerly direction
and along the East line of said 1/4 - X Section, a distance of 131.867 feet to the Point of
Beginning.

LESS AND EXCEPT any part of subject property lying within a public road right-of-way.
Said parcel contains 39.75 Acres, more or less.

REGISTERED ENGINEER'S CERTIFICATION

I, the undersigned, Robert W. Estes, W. a registered engineer in the State of Alabama,
Registration No. 21564, hereby certify that the Plans show the layout, location, unit numbers
and the other improvements forming a part of the Condominium. I further certify that the
Plans show the dimensions of the improvements and the units "as-built" and that the
improvements shown on the Plans are substantially complete. I further certify that the Plans
contain all of the information required by § 35-BA-209, Code of Alabama (1975).

I further certify that said Condominium is currently located in Flood Zone X (outside any
special flood hazard area) according to the flood map prepared by the U.S. Department of
Homeland Security. This Certification is intended to be part of the Plans and Declaration of
Edenton, A Condominium in Shelby County, Alabama, with all legal descriptions contained therein
incorporated as if stated in full herein and is prepared for recording in the Condominium
Book in the Office of the Judge of Probate of Shelby County, Alabama.

Printed name Robert W. Estes, W.
Registered Engineer
Registration Number 21564 Alabama
NAME OF THE CONDOMINIUM:
EDENTON, A CONDOMINIUM
SHELBY COUNTY, ALABAMA

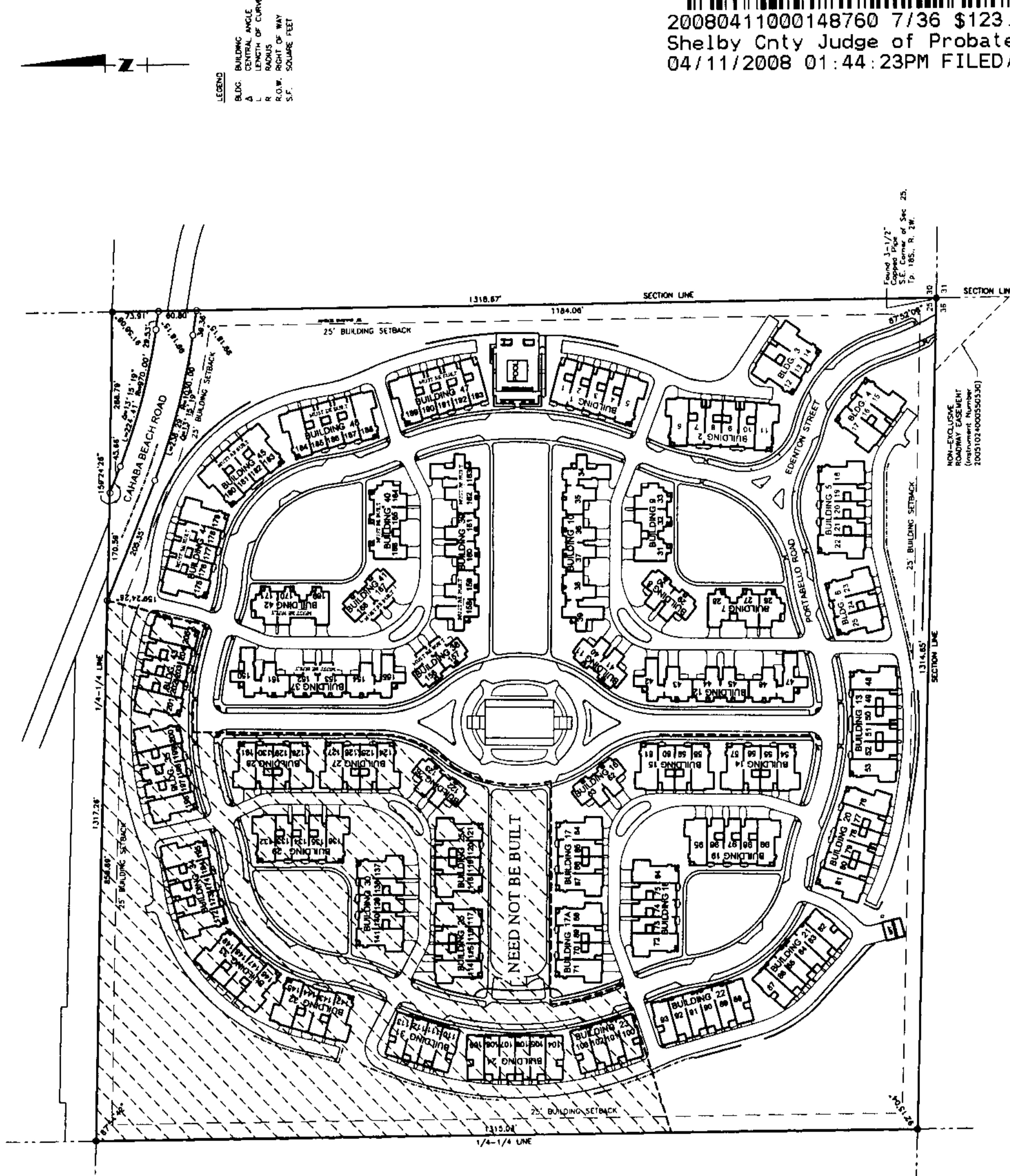
Date _____
Jonathan Becher, Member
Carroll Beach Investment, LLC, Owner

State of Alabama
Shelby County
I, the undersigned, a Notary Public in and for said County and State hereby certify that Robert
W. Estes, whose name is affixed to the foregoing certification as engineer, who is known to me,
is a registered engineer in the State of Alabama and has been duly informed of the contents
of the foregoing certification. He executed same voluntarily as such individual with full authority thereof.
Given under my hand and seal this _____ day of _____, 2008.

My Commission Expires: _____
Notary Public

State of Alabama
Shelby County
I, the undersigned, a Notary Public in and for said County and State hereby certify that Jonathan Becher,
whose name is affixed to the foregoing certification as engineer, who is known to me,
is a member of Carroll Beach Investment, LLC, a corporation organized under the laws of the
State of Alabama. He executed same voluntarily as such individual with full authority thereof.
Given under my hand and seal this _____ day of _____, 2008.

My Commission Expires: _____
Notary Public



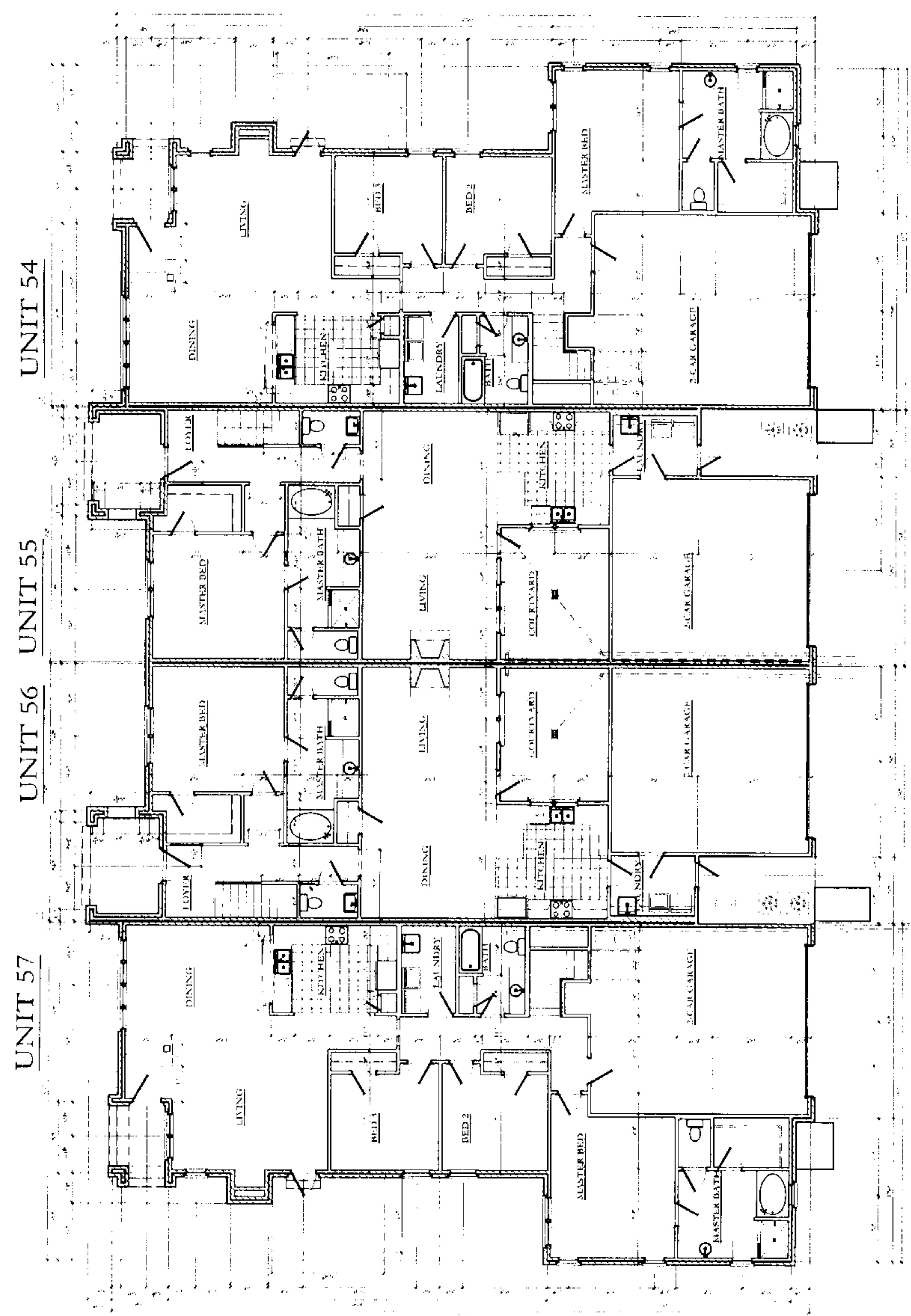
Notes:
All portions of the site outside of the buildings are
common elements. See attached Building plans for
common elements within buildings.
All portions of the site are subject to development
rights.
This plot is not a survey.

The Engineer's Certification only applies to this sheet
and to work outside of the buildings. Although driveways are
shown on this sheet, some driveways are not yet constructed.
See Architect's Certification for building information.
Shelby County is not responsible for the roads or drainage
within this site. The Edenton Residential Owners Association,
Inc. is responsible for all maintenance.

APPROVED: SHELBY COUNTY PLANNING COMMISSION

DATE: _____

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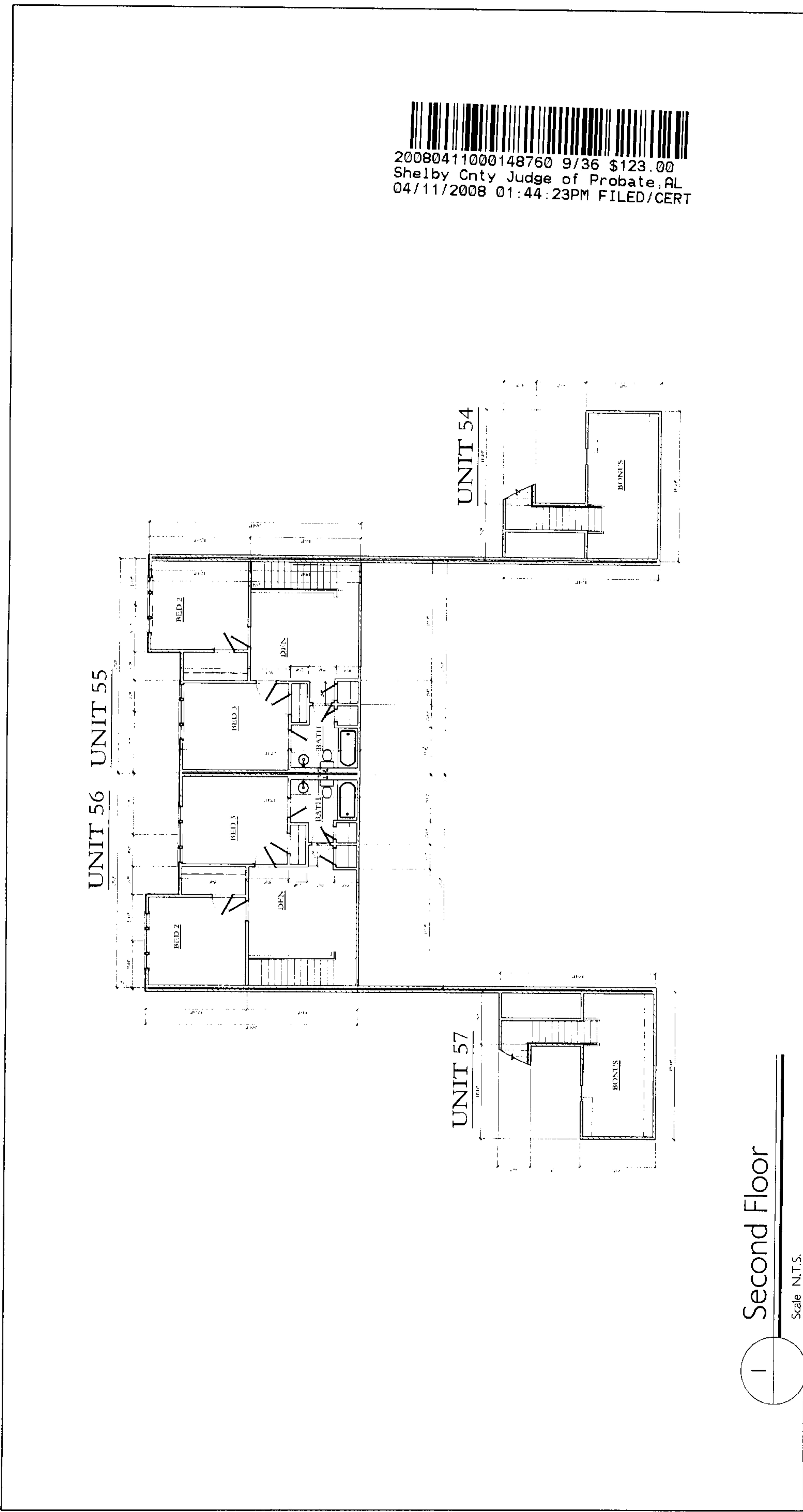
First Floor

Scale N.T.S.

Edenton Residential Condos
Building 14
Units 54, 55, 56, 57
Shelby County, Alabama
05023

LEGEND
— COMMON ELEMENT
— LIMITED COMMON ELEMENT

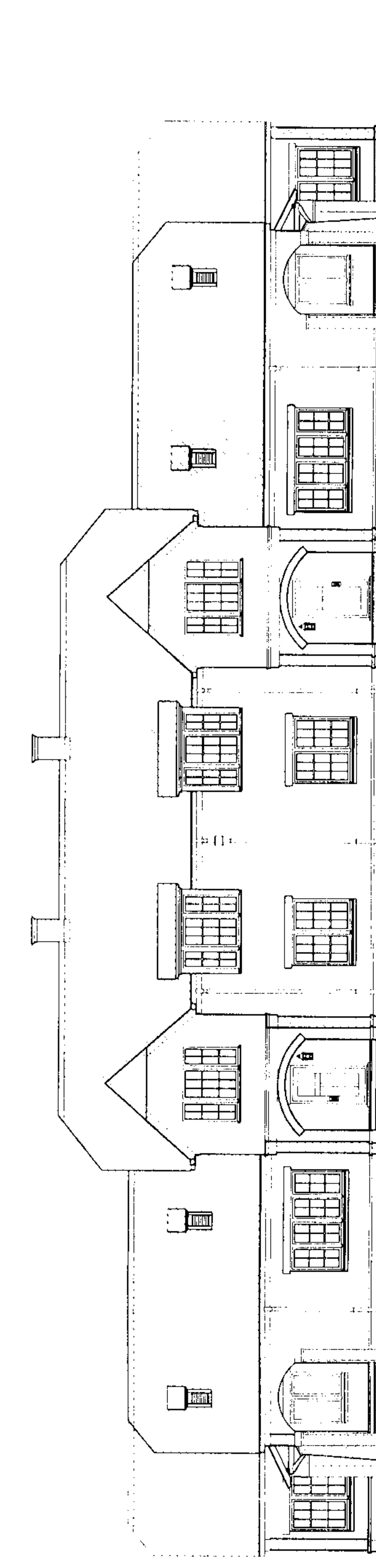
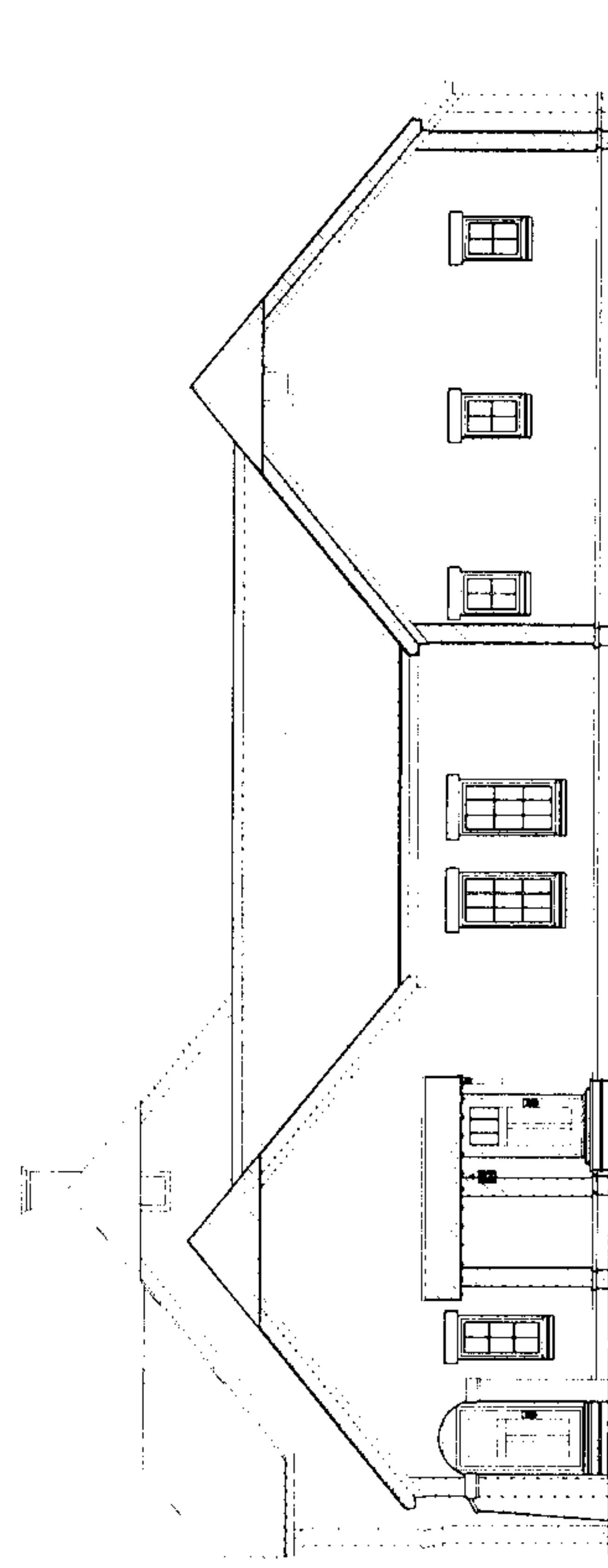
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**Edenton Residential Condos
Building 14**
Units 54, 55, 56, 57
Shelby County, Alabama
05023

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Front and Side Elevations

Scale N.T.S.

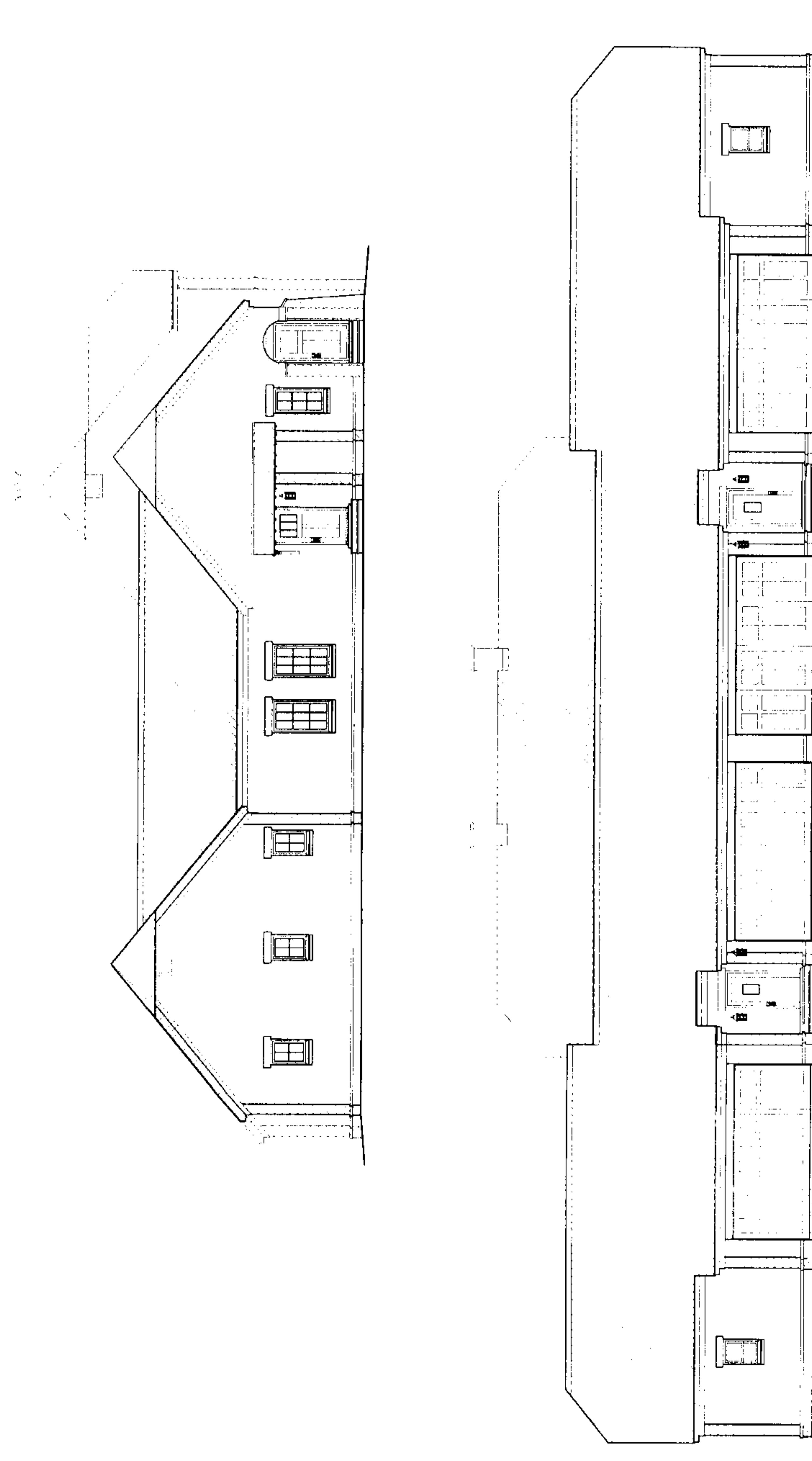
Edenton Residential Condos
Building 14
Units 54, 55, 56, 57
Shelby County, Alabama
05023

LEGEND
COMMON ELEMENT
LIMITED COMMON ELEMENT

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1 Back and Side Elevations

Scale N.T.S.

Edenton Residential Condos
Building 14
Units 54, 55, 56, 57
Shelby County, Alabama
051023

LEGEND
COMMON ELEMENT
LIMITED COMMON ELEMENT

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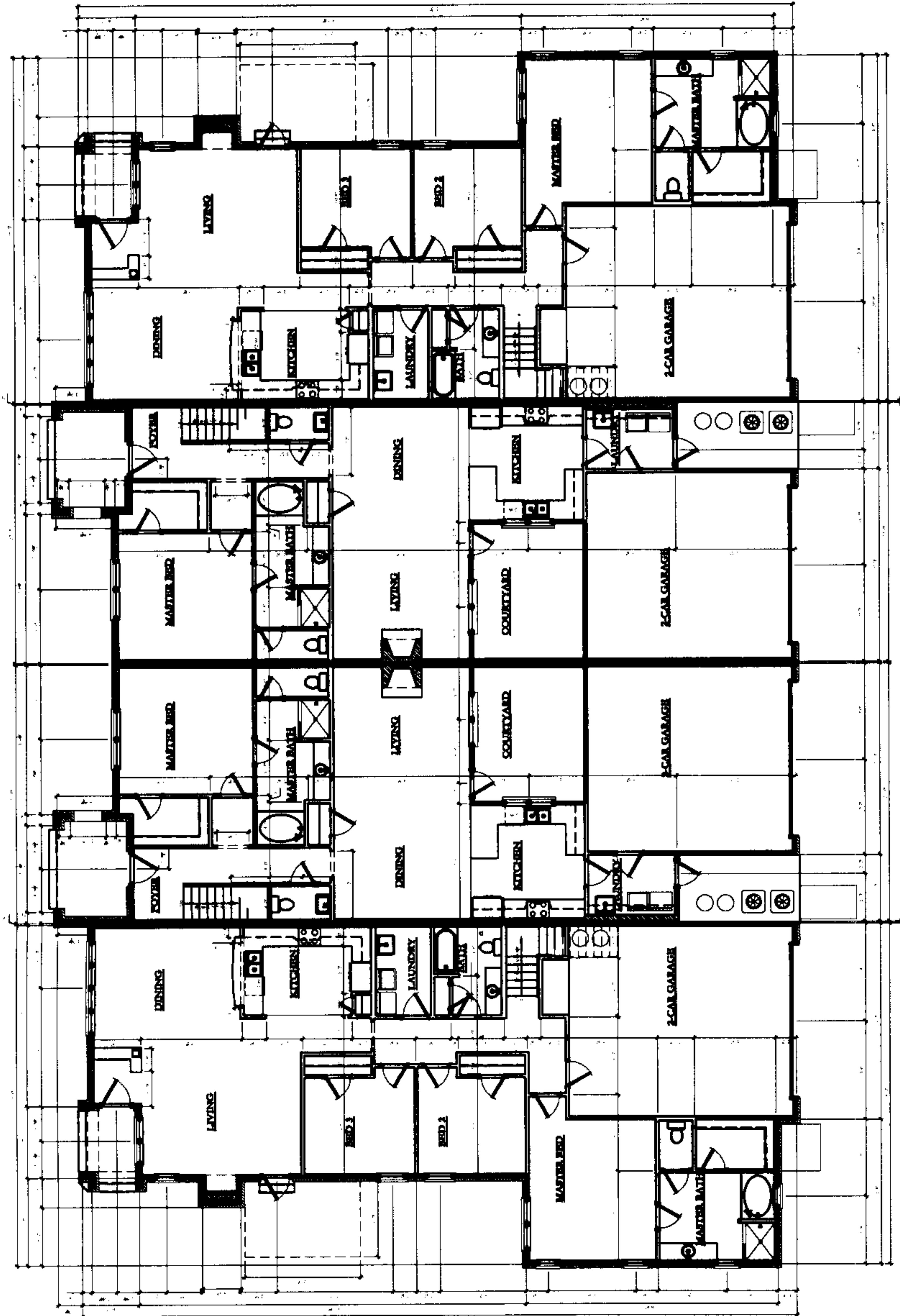


UNIT 58

UNIT 59

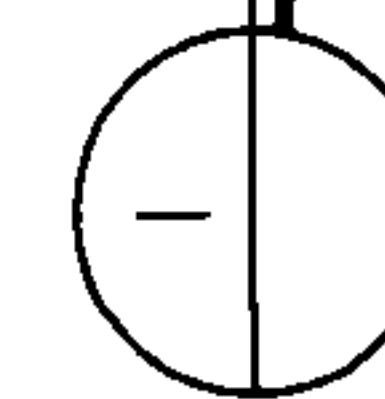
UNIT 60

UNIT 61



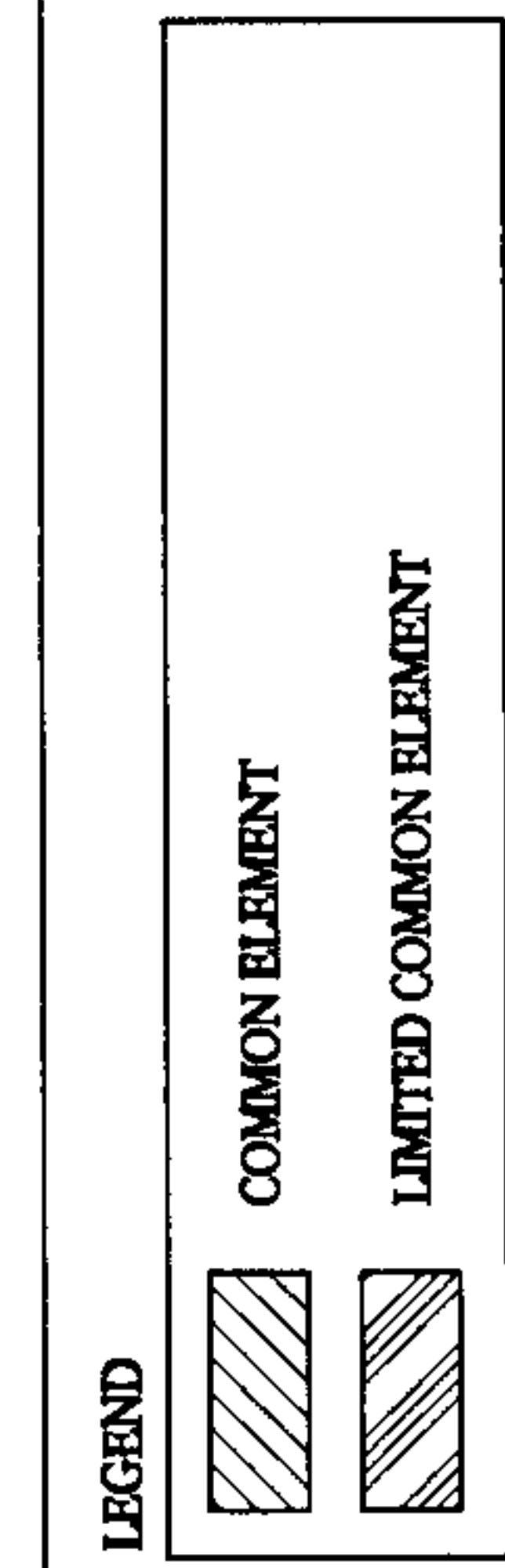
First Floor

Scale: N.T.S.



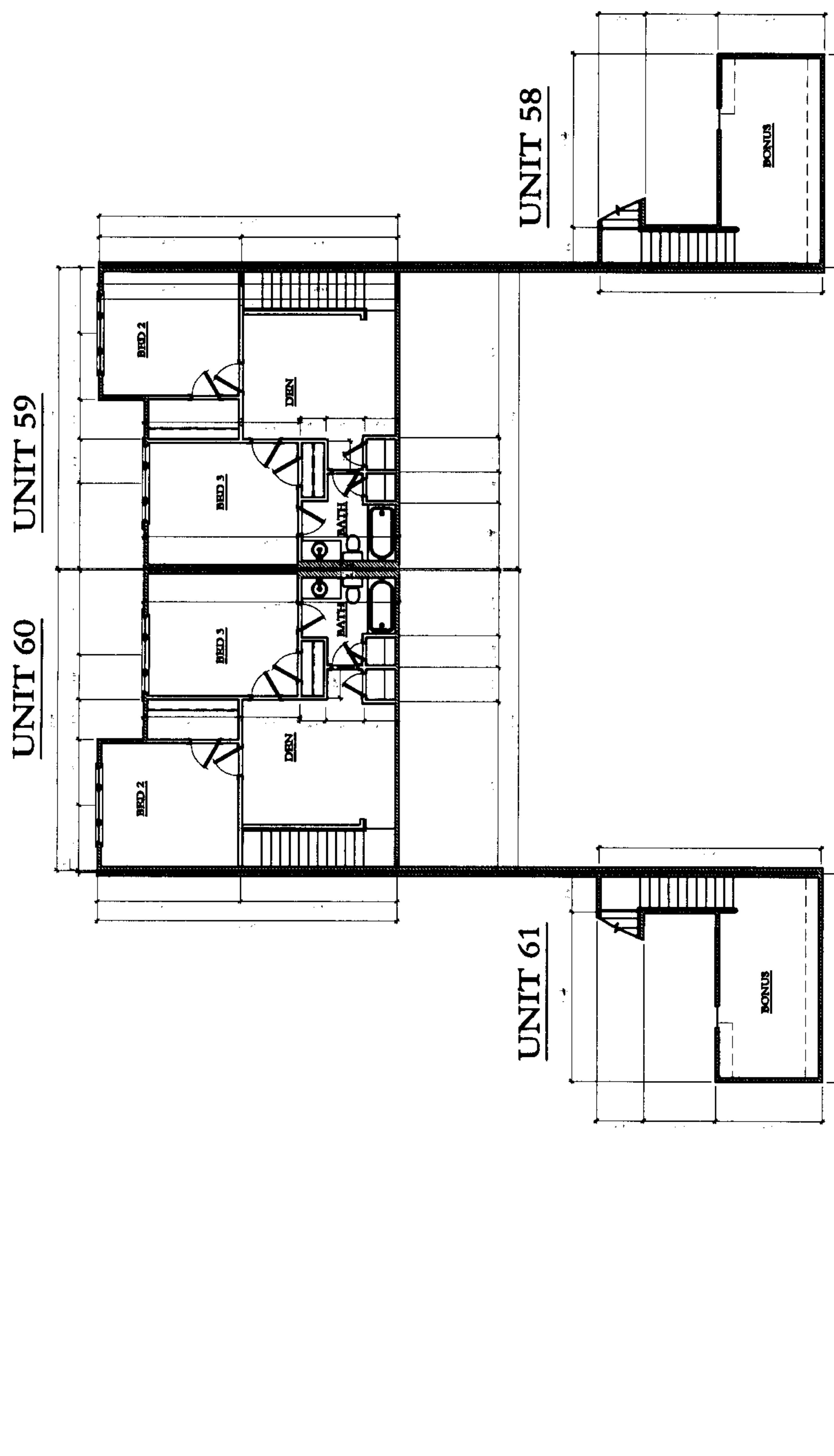
Edenton Residential Condos
Building 15
58,59,60,61
Shelby County, Alabama
05023

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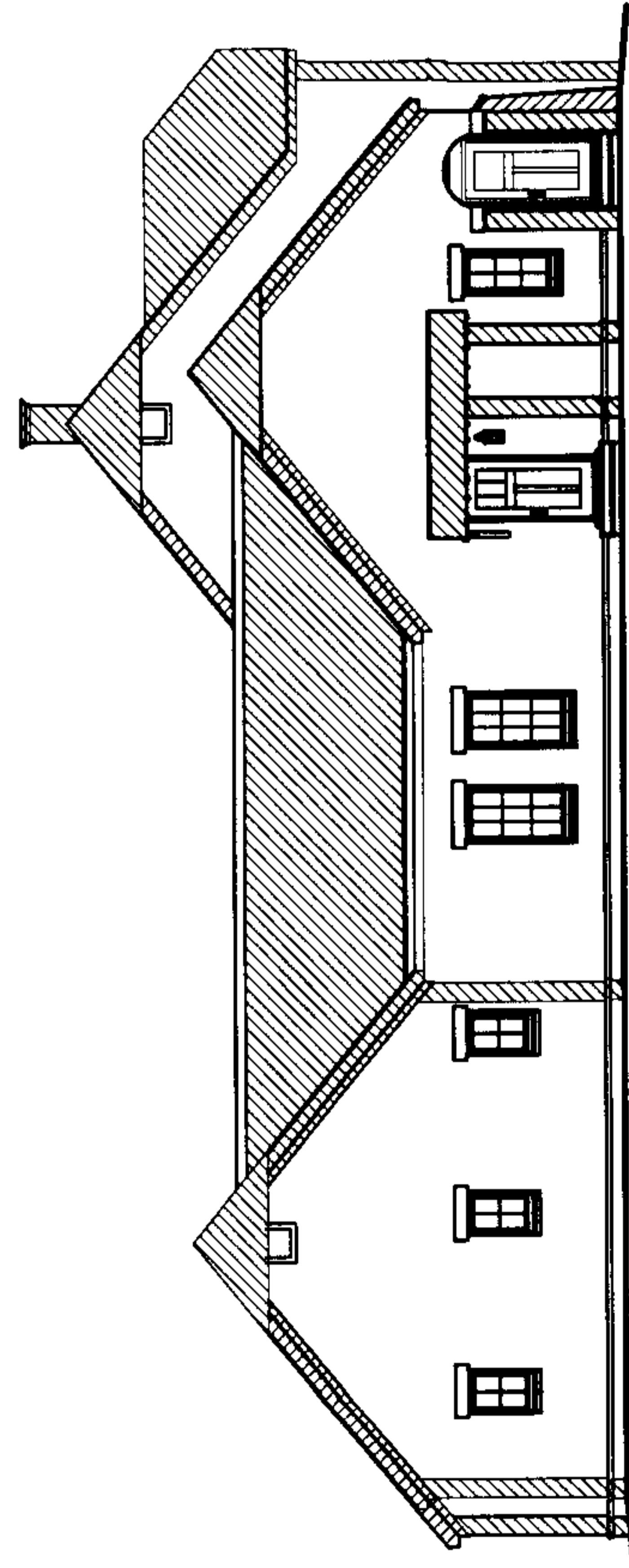
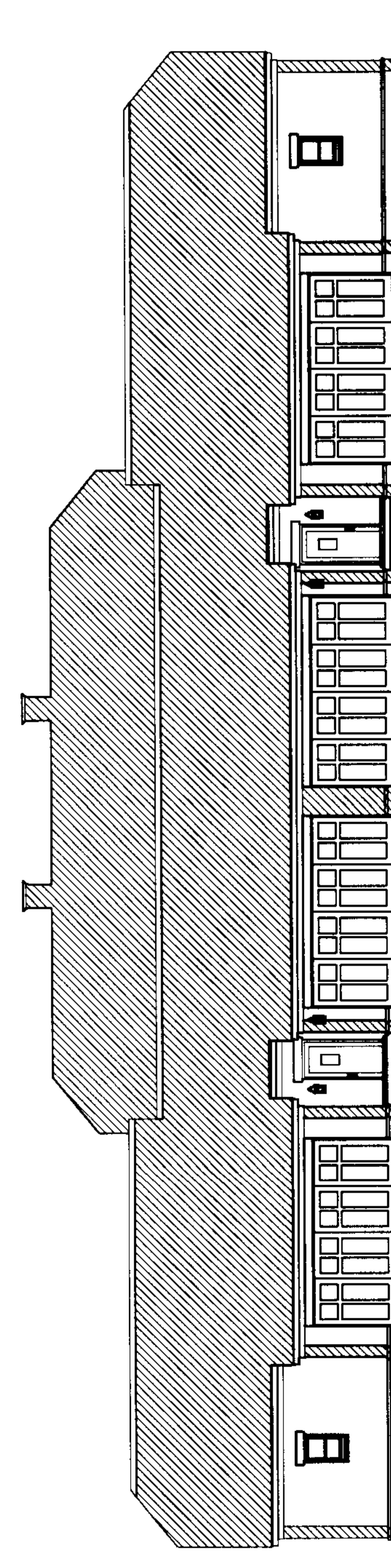
Second Floor
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Scale N.T.S.

Edenton Residential Condos
Building 15
58,59,60,61
Shelby County, Alabama
05023

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LEGEND
COMMON ELEMENT
LIMITED COMMON ELEMENT

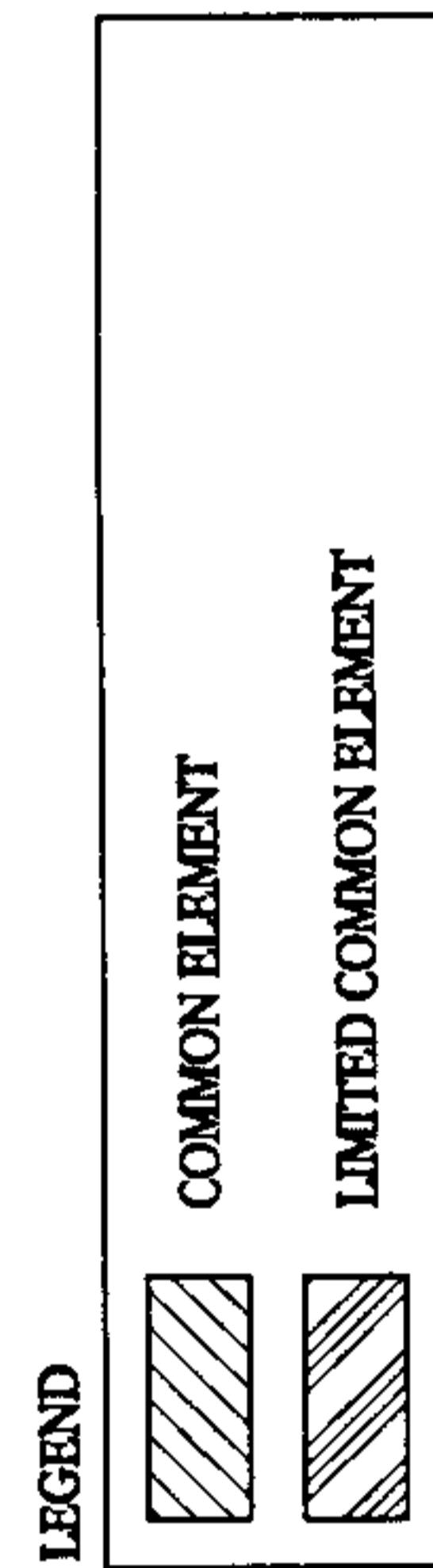
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Front and Side Elevation

Scale N.T.S.

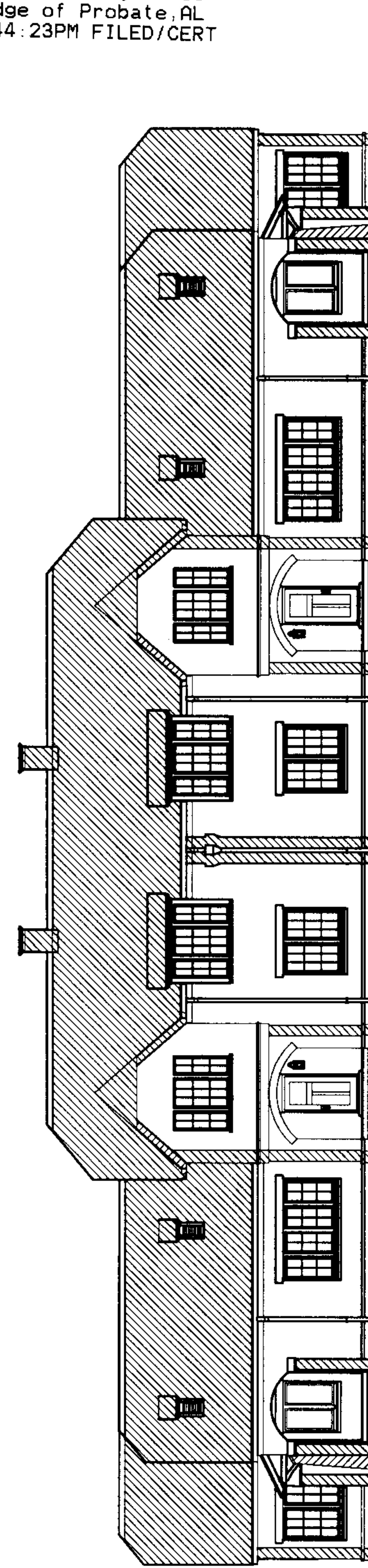
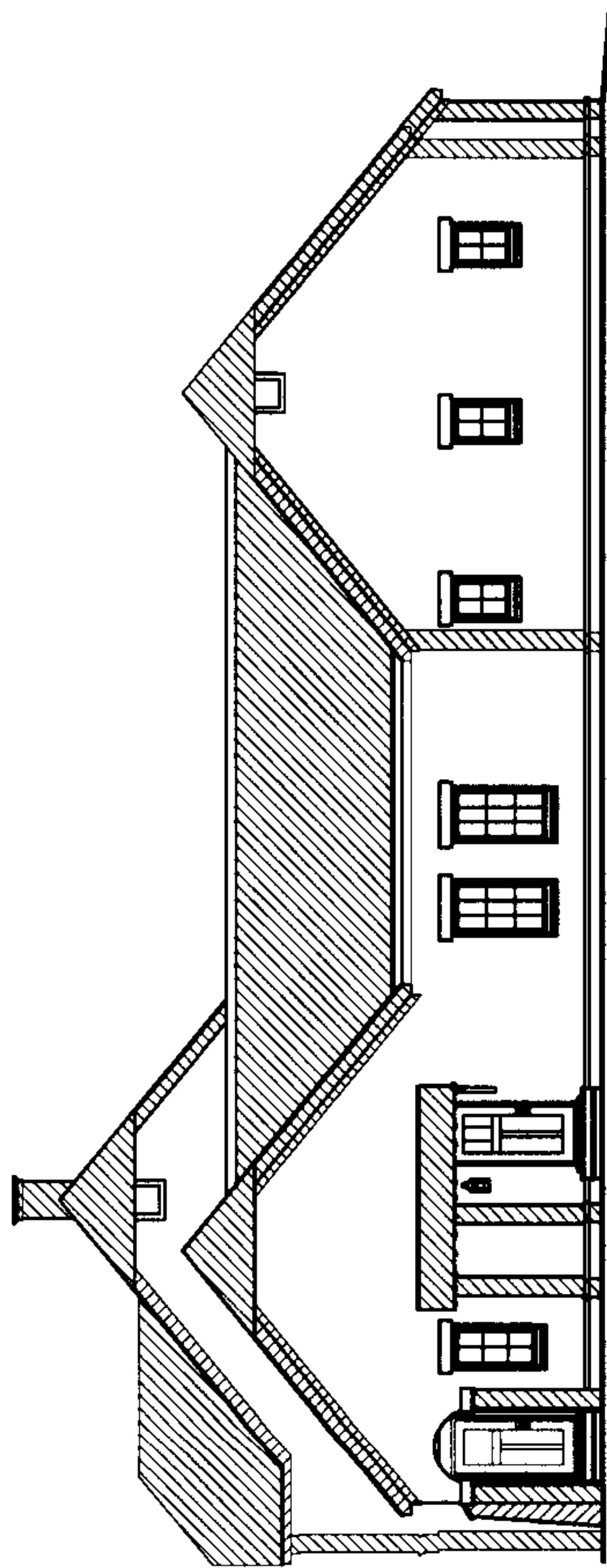
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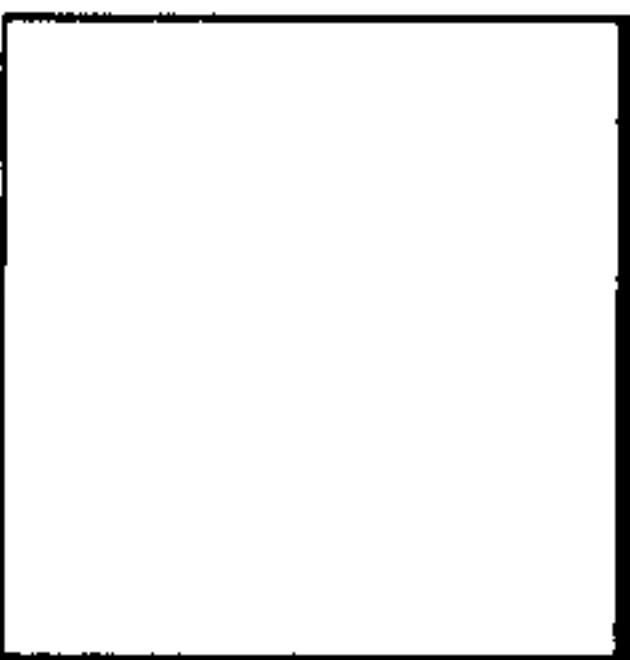
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Back and Side Elevation

Scale N.T.S.

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Building 15
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05023



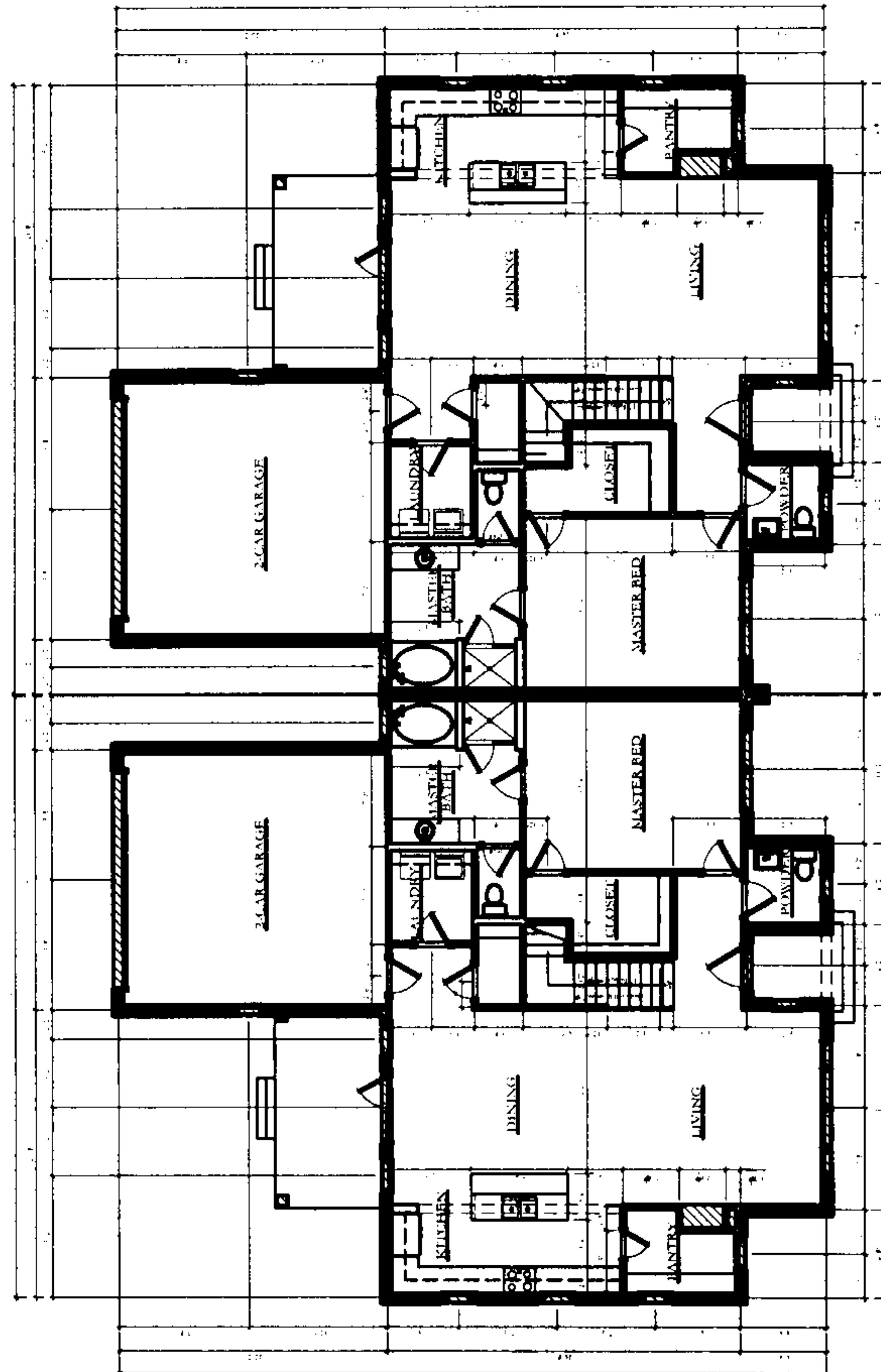
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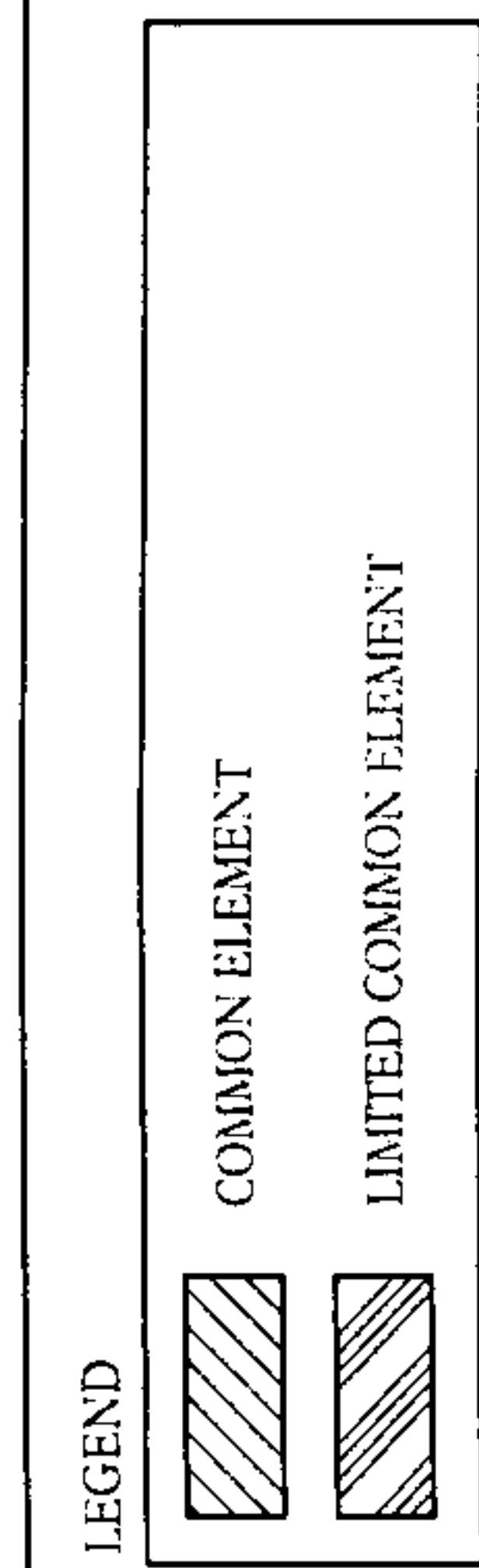
UNIT 62



First Floor

Scale N.T.S.

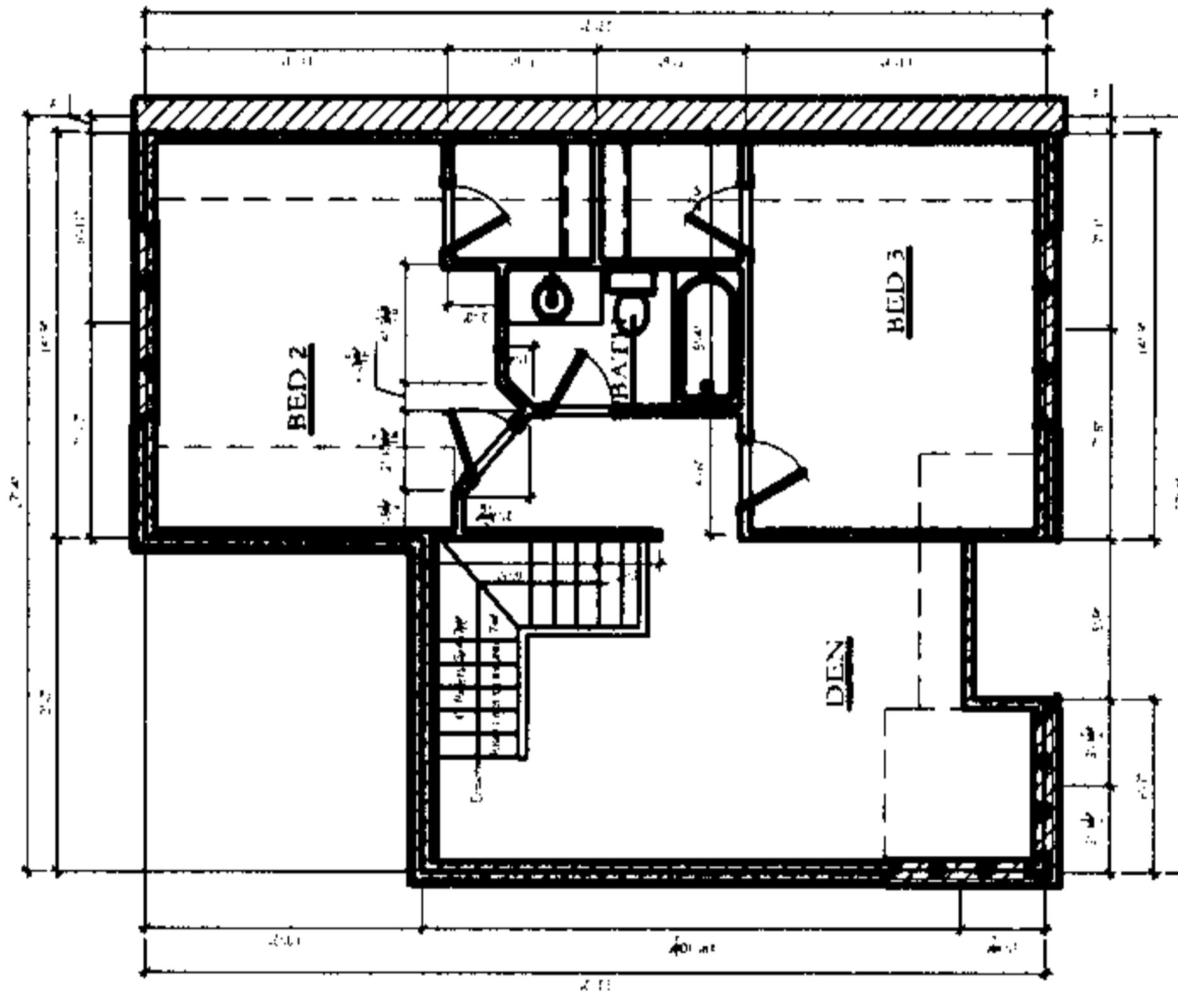
Edenton Residential Condos
Building 16
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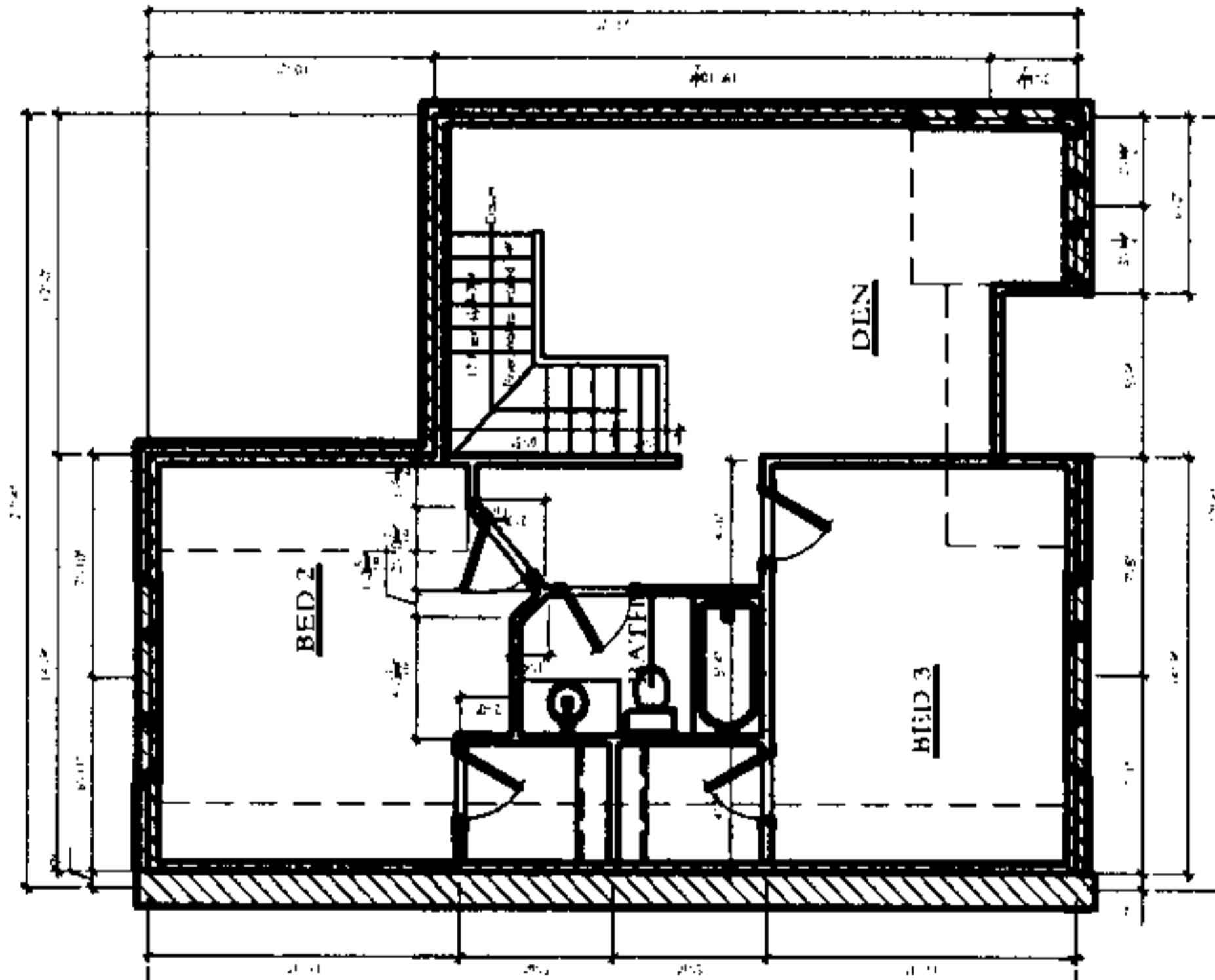
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UNIT 63



UNIT 62



1 Second Floor

Scale N.T.S.

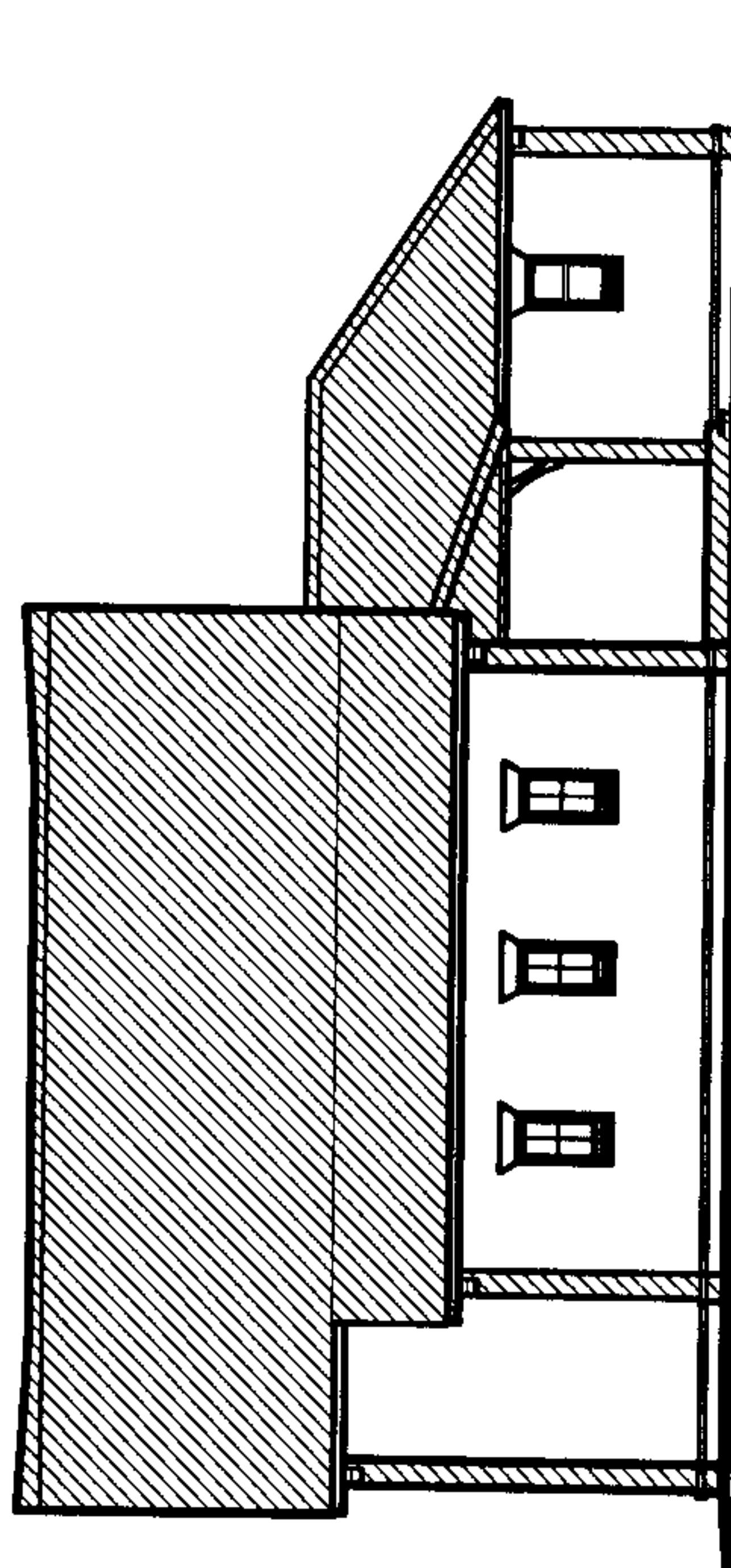
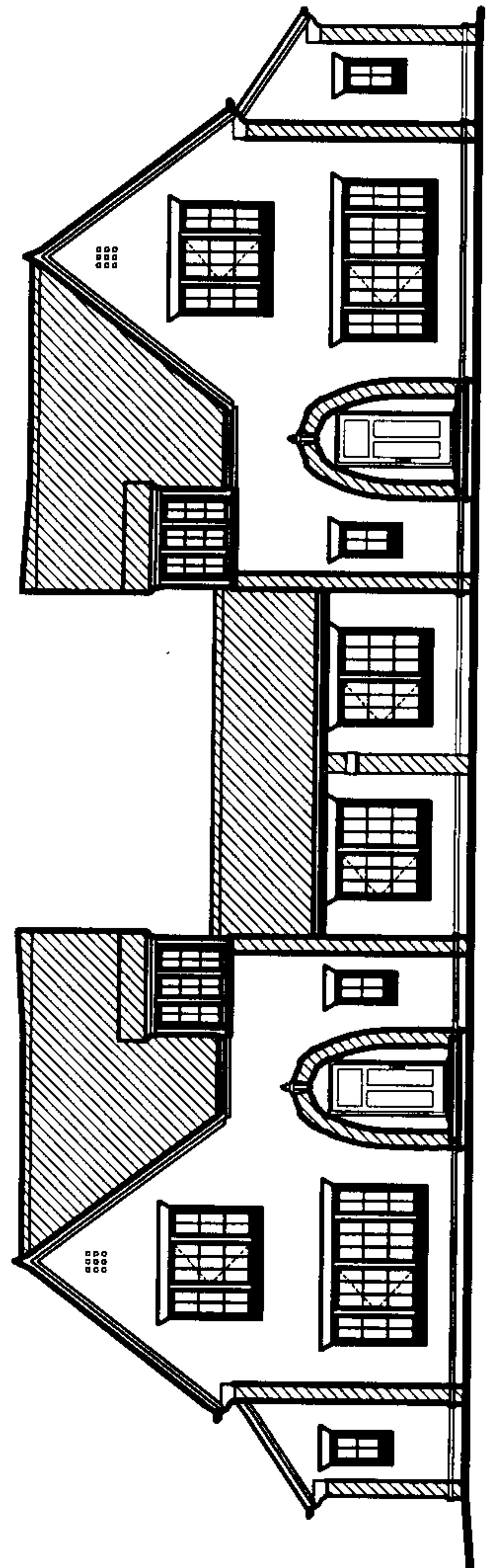
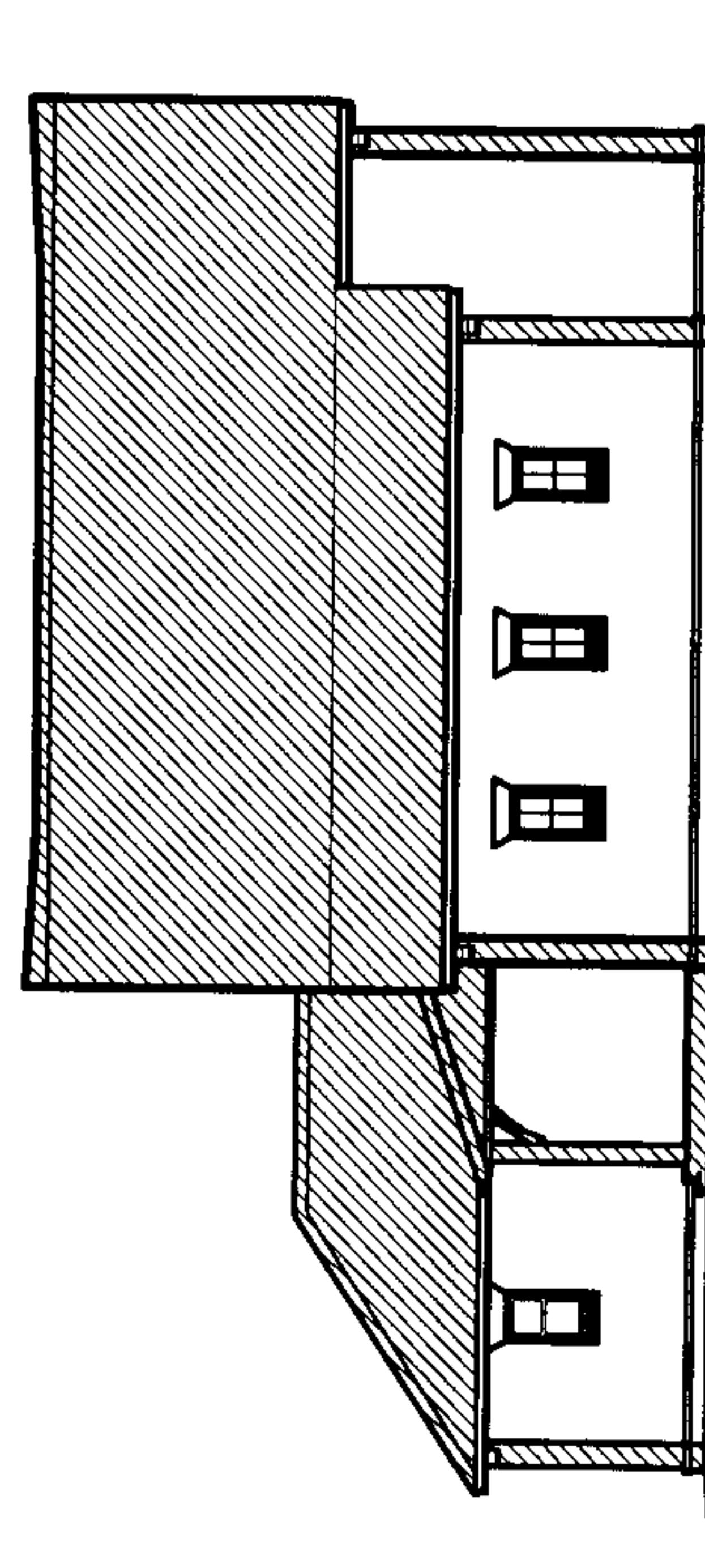
Edenton Residential Condos
Building 16
62,63
Shelby County, Alabama
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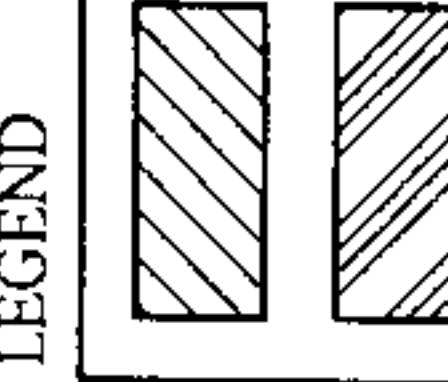


Front and Side Elevation

Scale N.T.S.

Edenton Residential Condos
Building 16
62,63
Shelby County, Alabama
05023

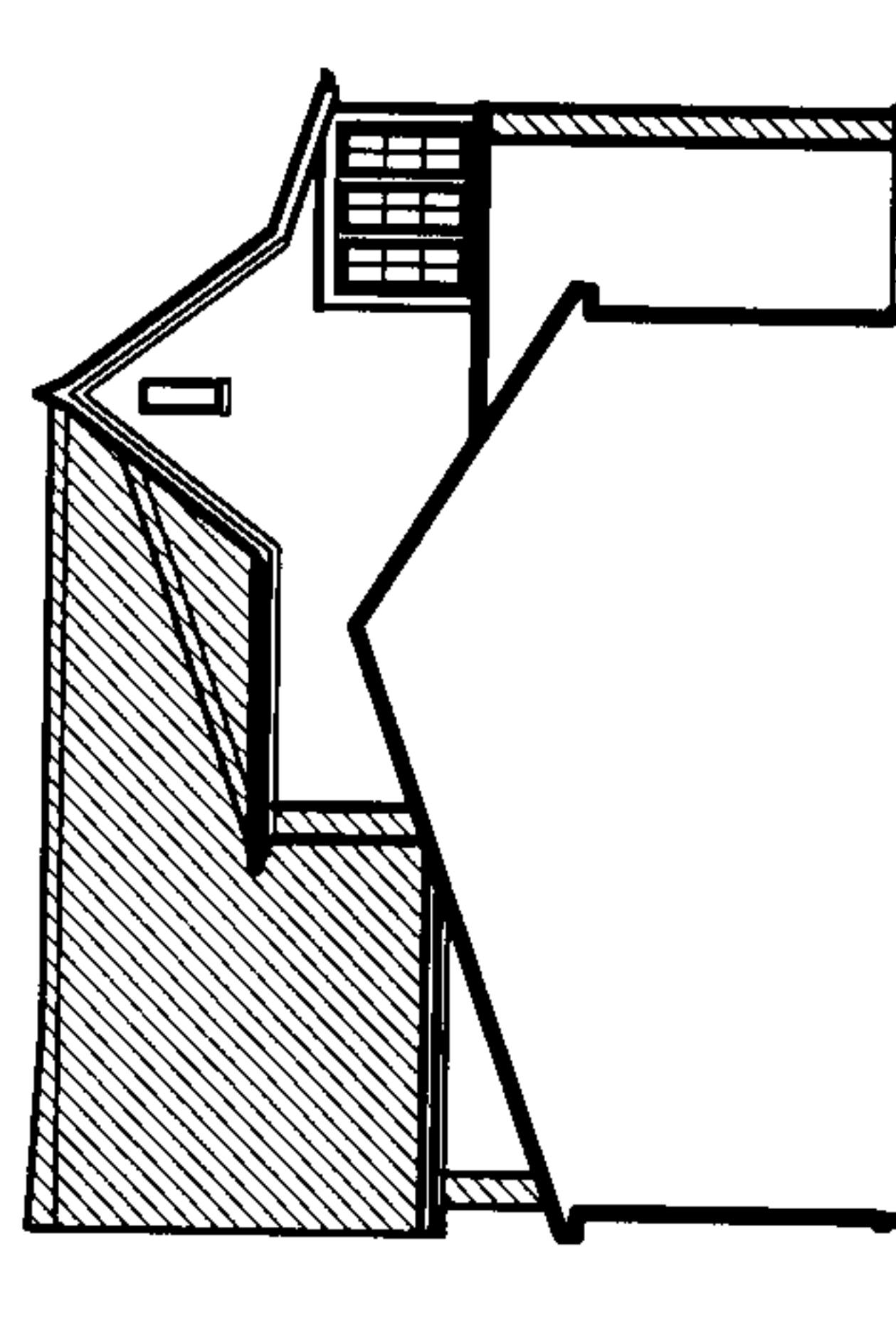
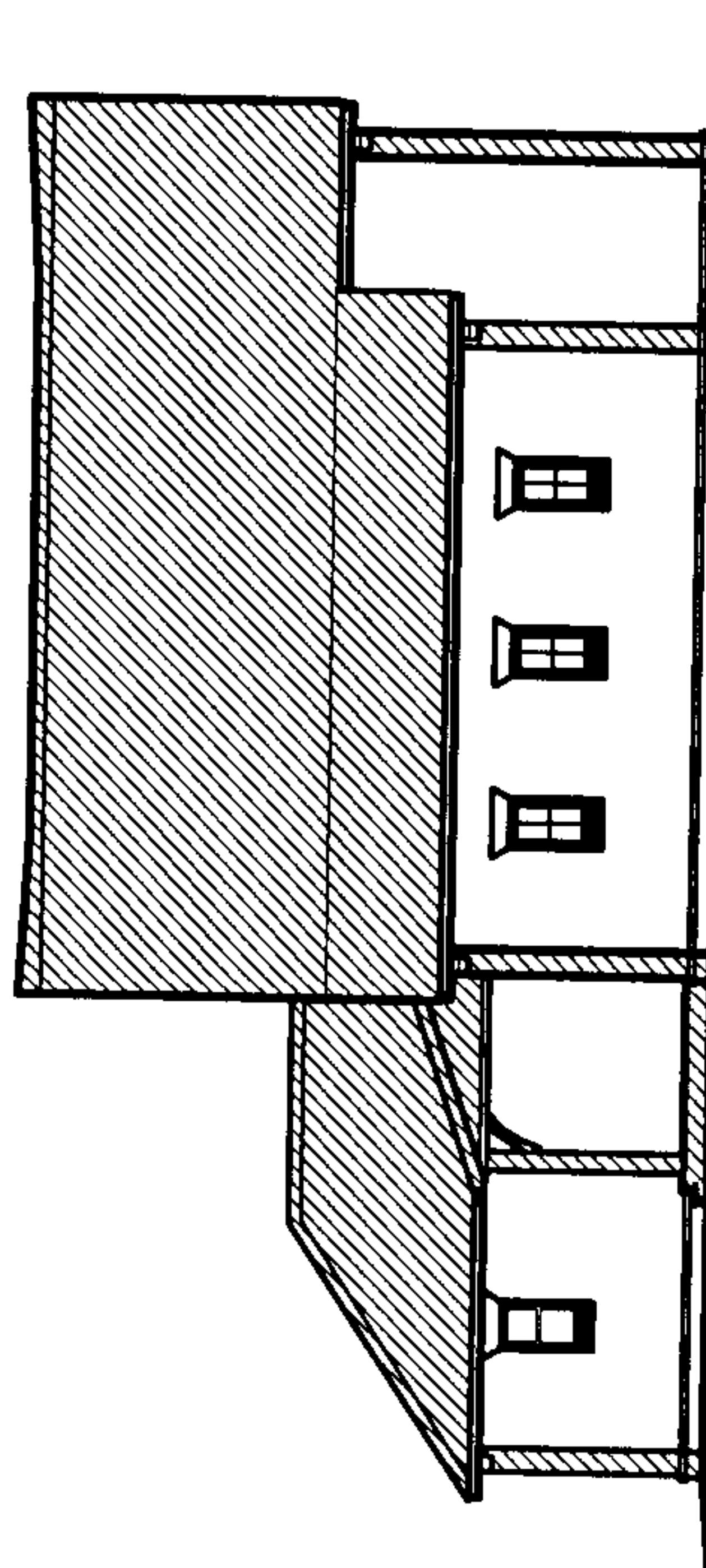
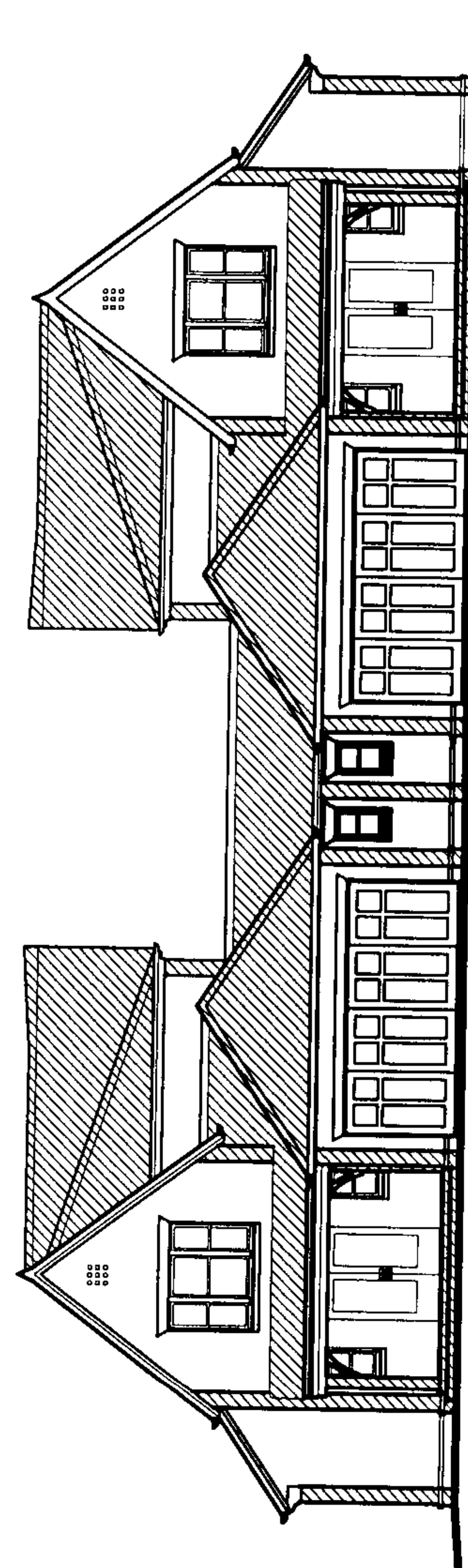
LEGEND



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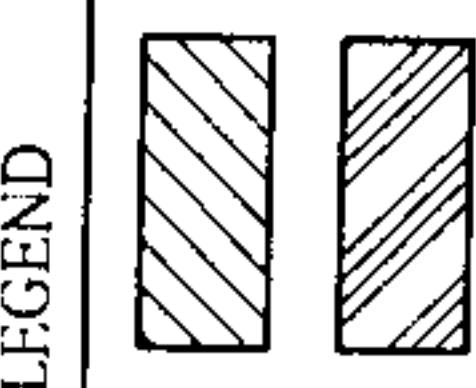
Back and Side Elevation

Scale N.T.S.

Edenton Residential Condos
Building 16

62,63
Shelby County, Alabama
05023

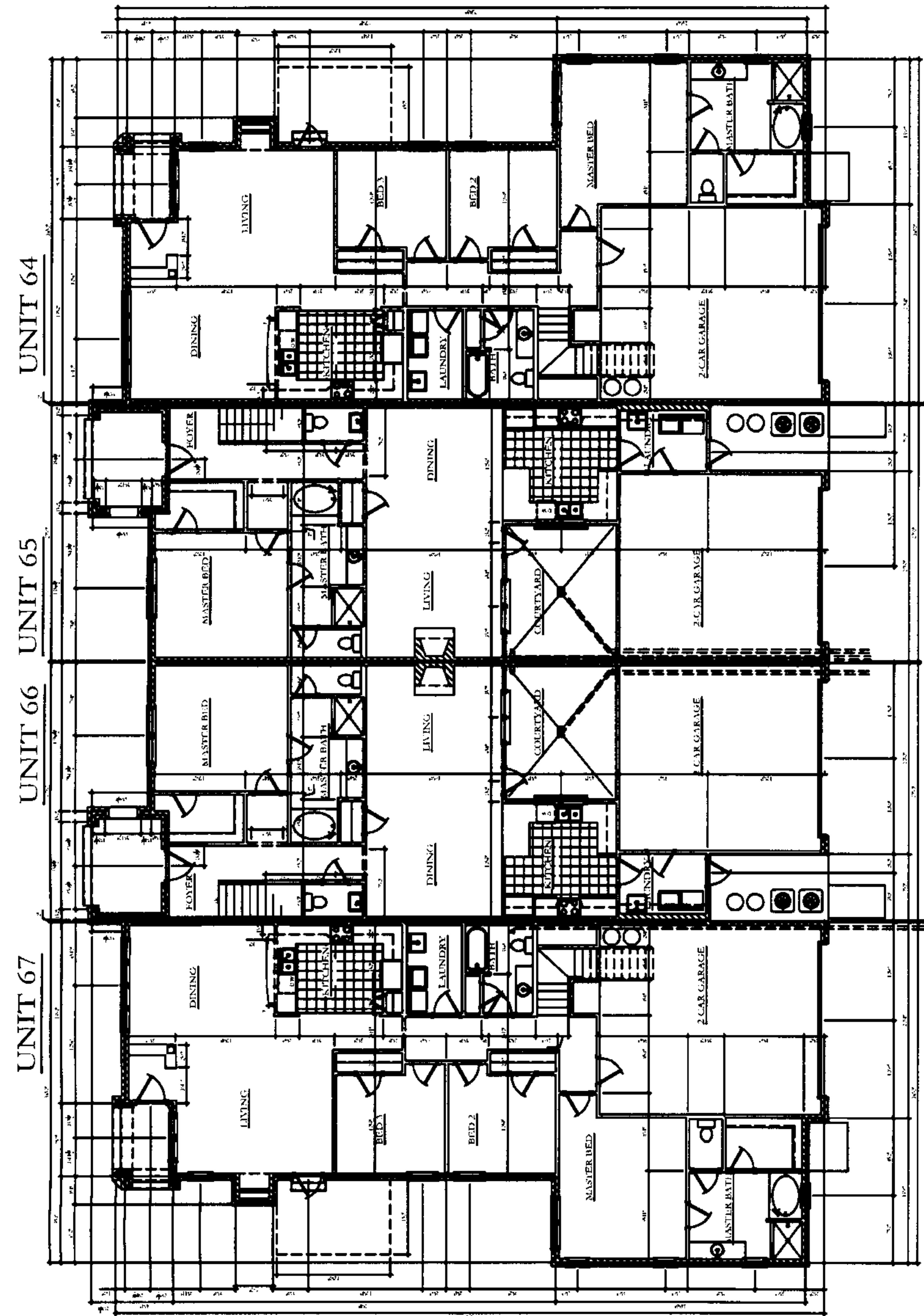
LEGEND



COMMON ELEMENT
LIMITED COMMON ELEMENT

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N E Q U E T T E
A R C H I T E C T S
2829 Second Avenue South
Suite 240
Birmingham, Alabama 35233
p 205.322.6455
f 205.322.6167
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First Floor

Scale N.T.S.

Edenton Residential Condos
Building 17
Units 64, 65, 66, 67
Shelby County, Alabama
05023

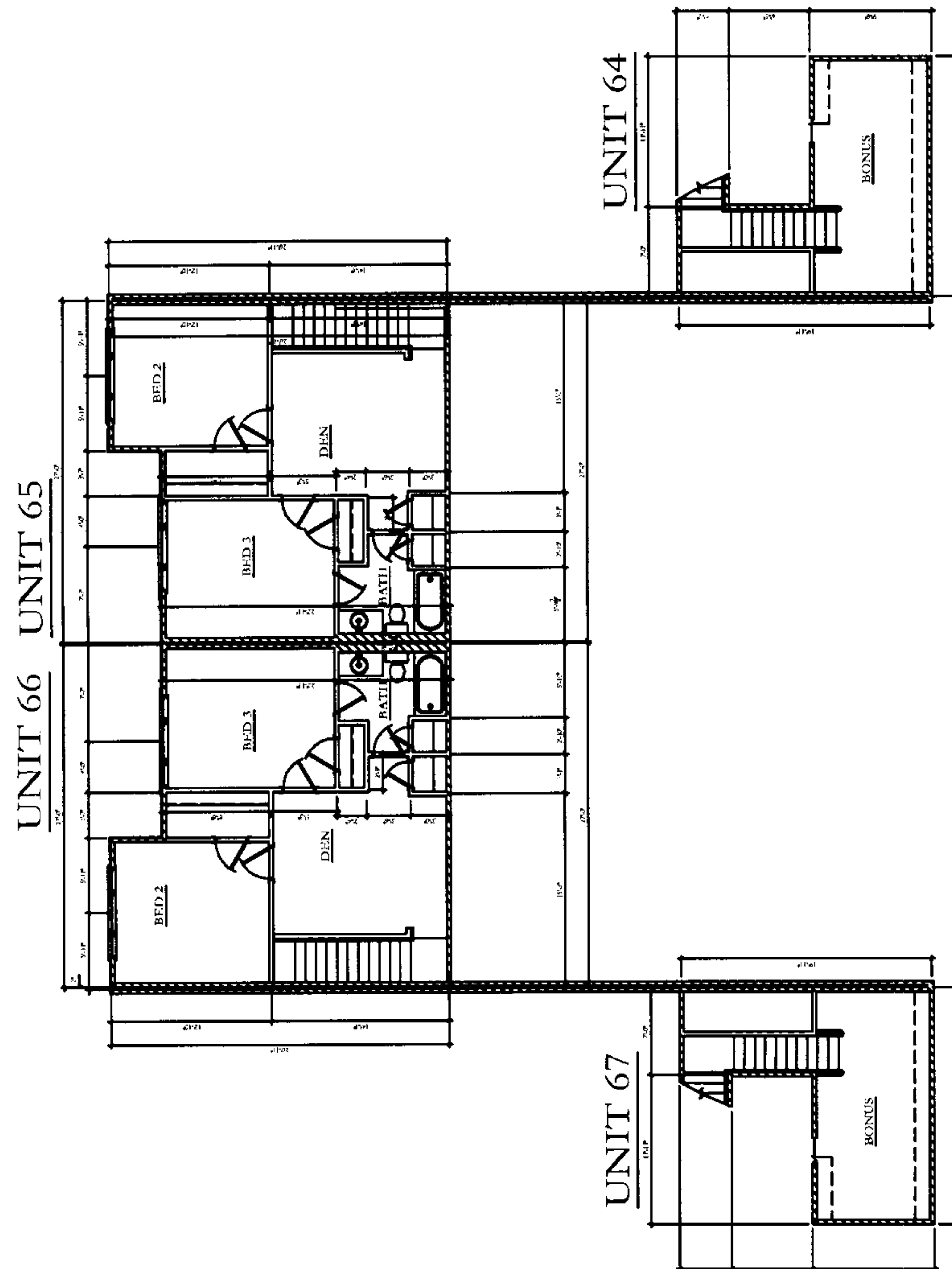
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Birmingham, Alabama 35233
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f 205.322.6167
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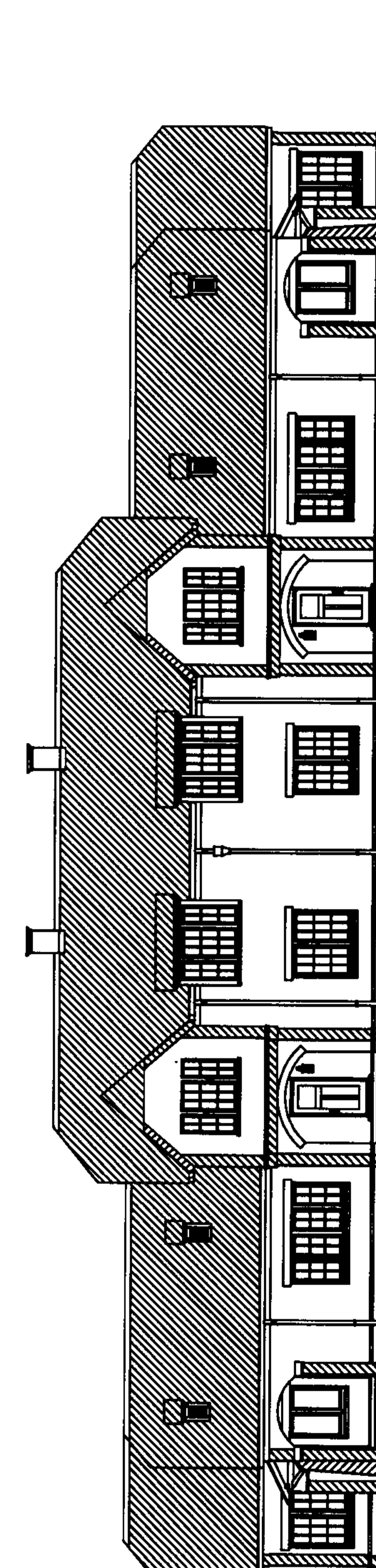
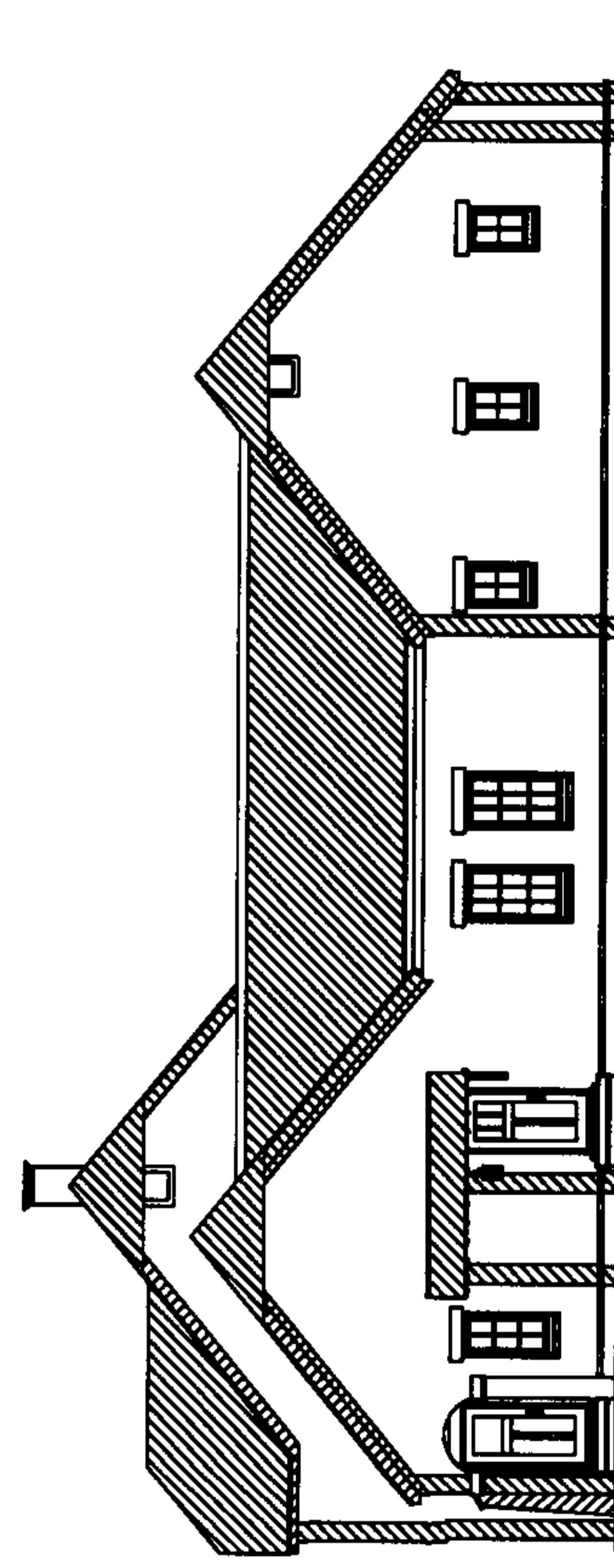


Second Floor
Scale N.T.S.

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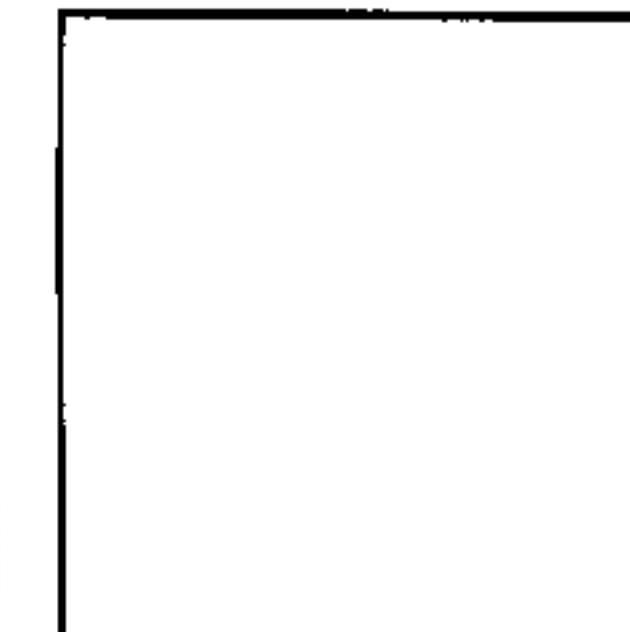
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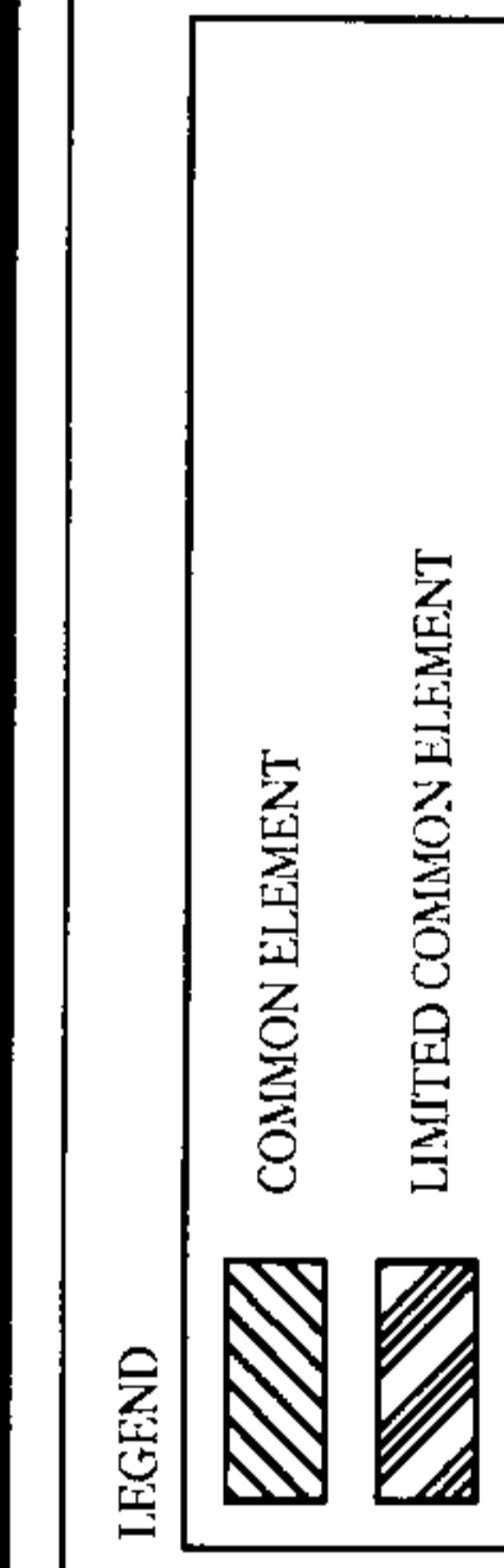
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Scale N.T.S.

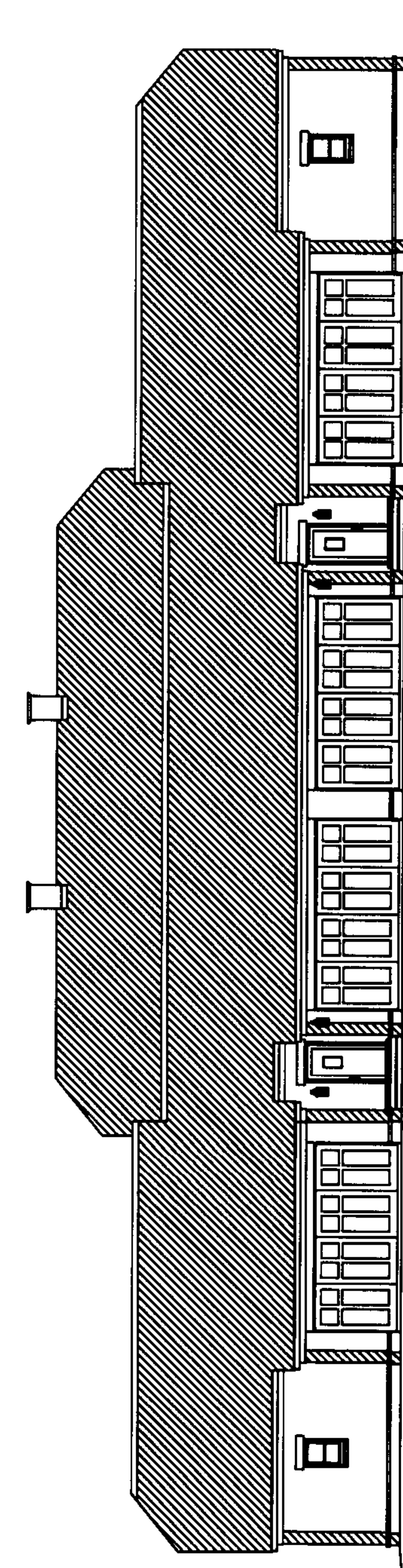
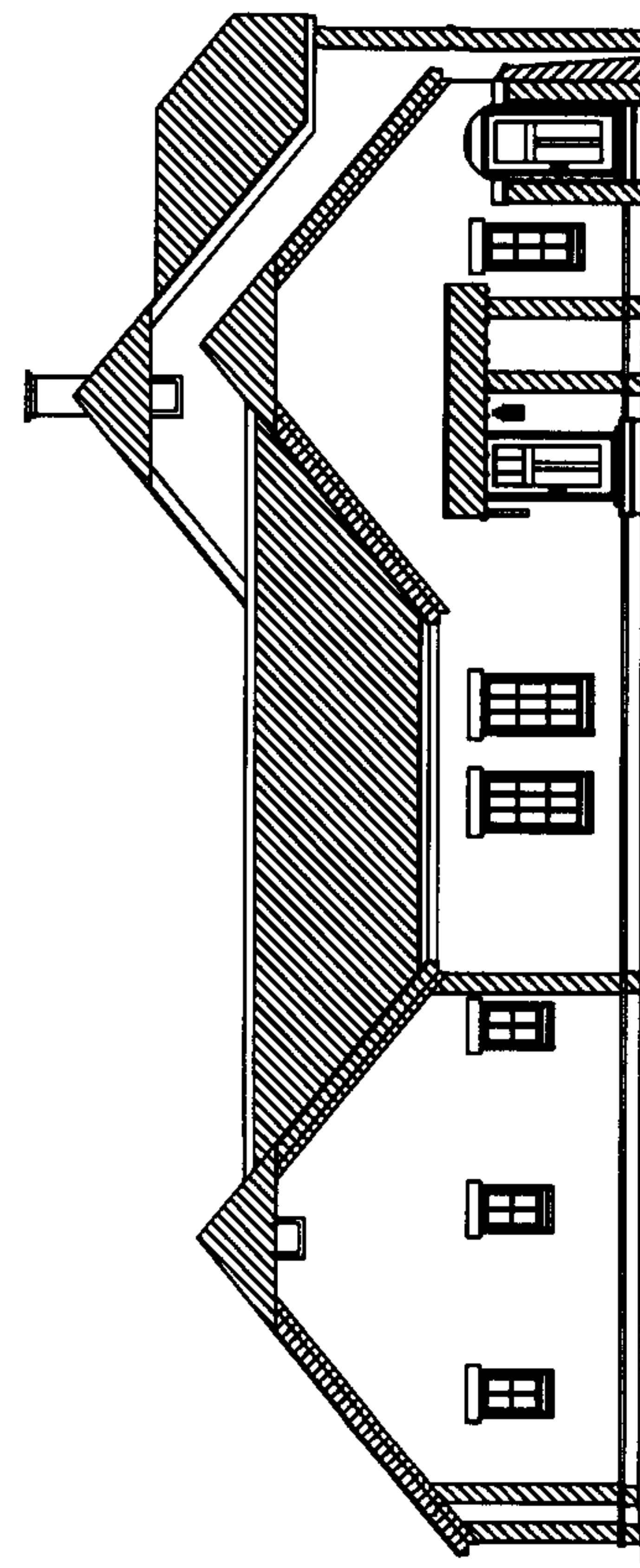
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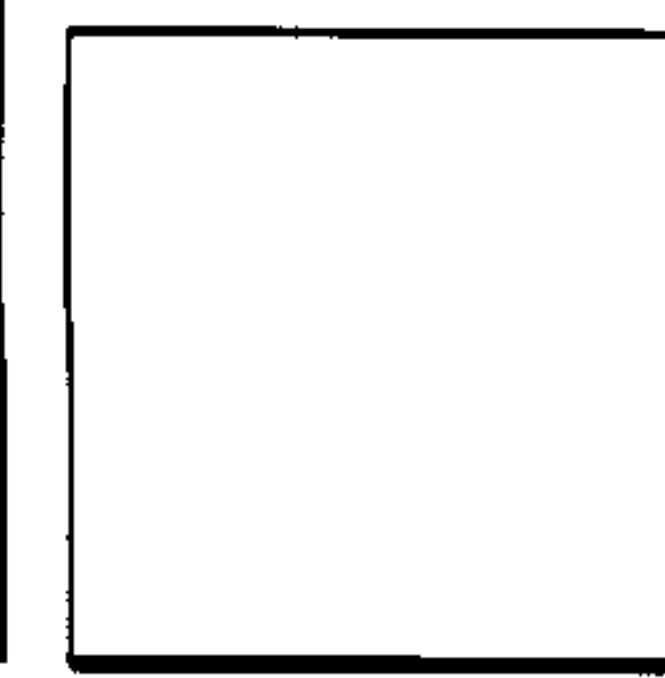
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1 Back and Side Elevations

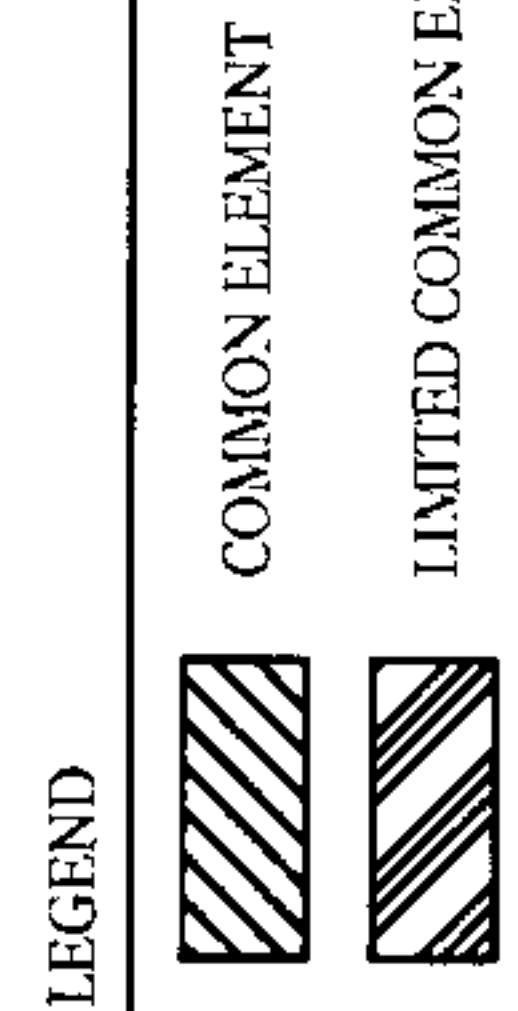
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Shelby County, Alabama
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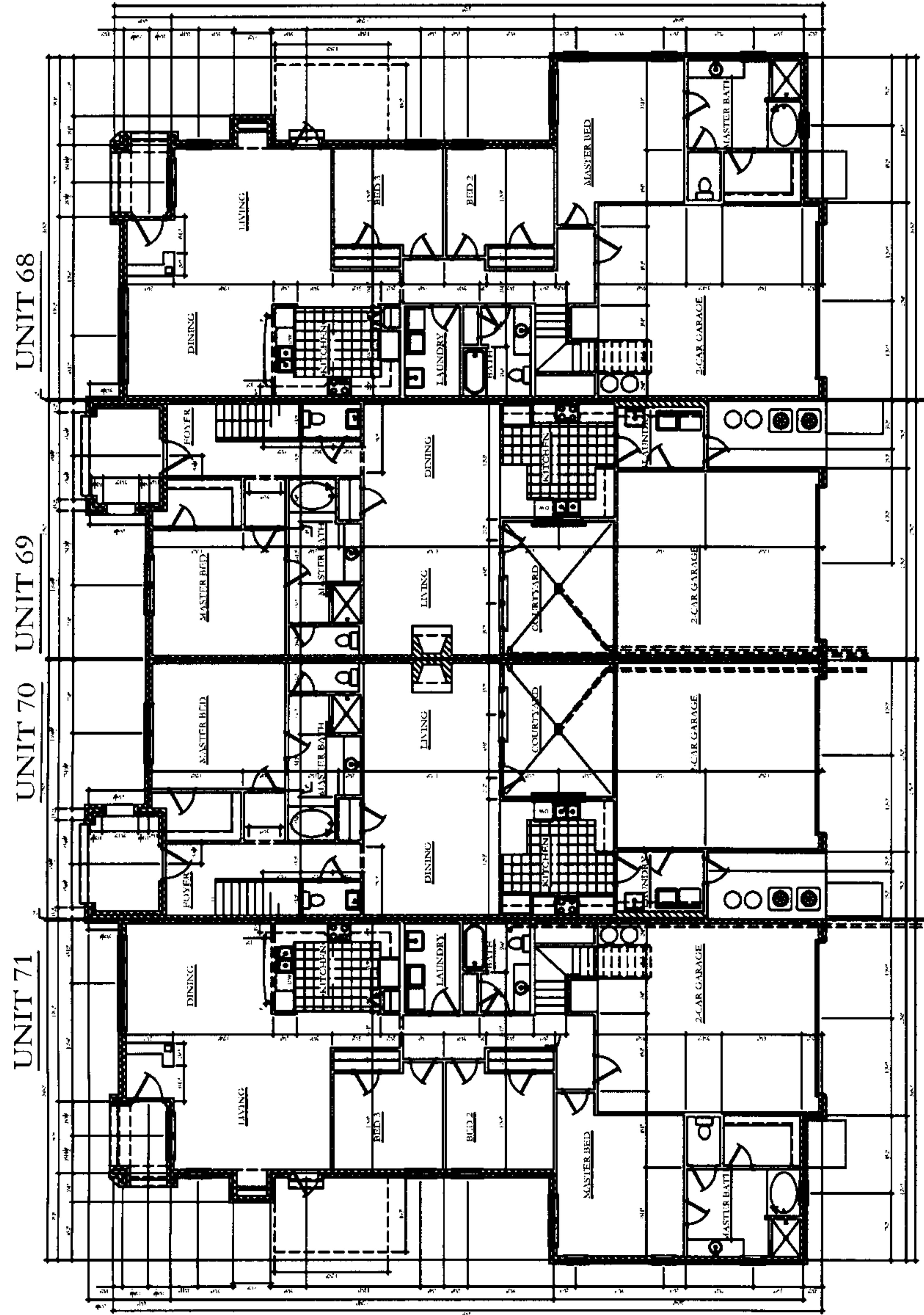


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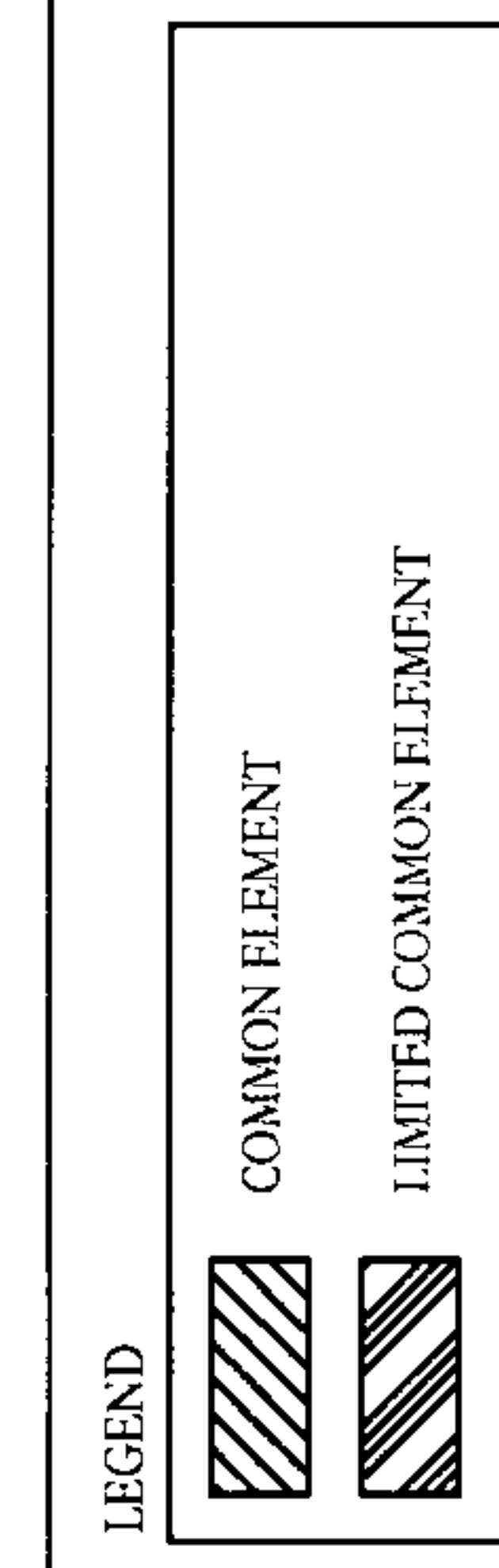
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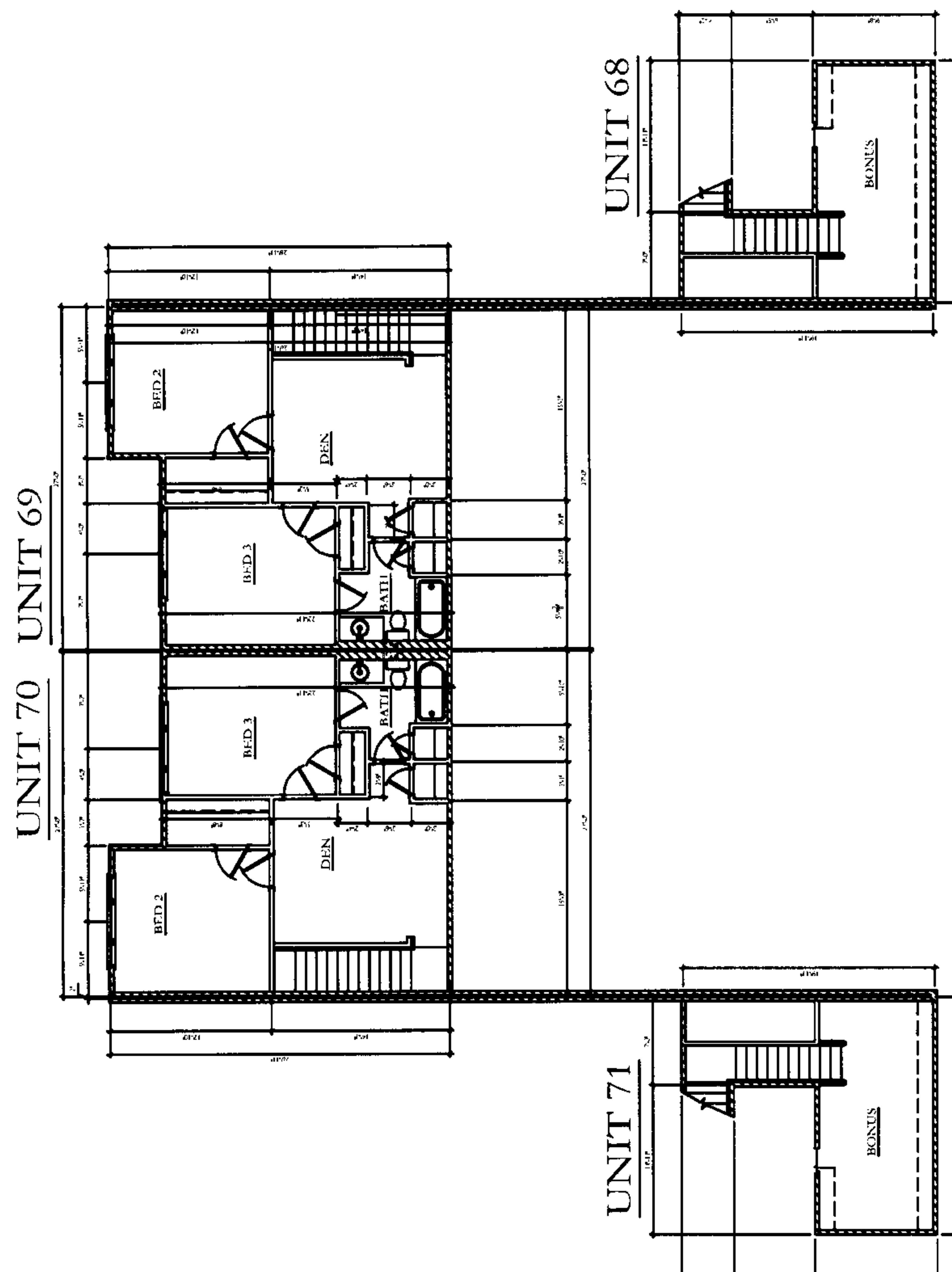
First Floor
Scale N.T.S.

Edenton Residential Condos
Building 17A
Units 68, 69, 70, 71
Shelby County, Alabama
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Second Floor

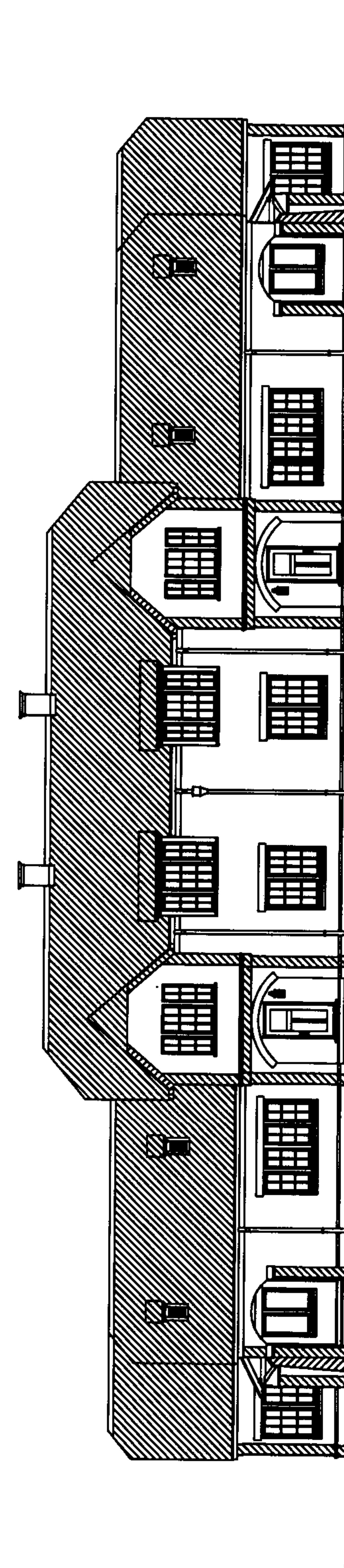
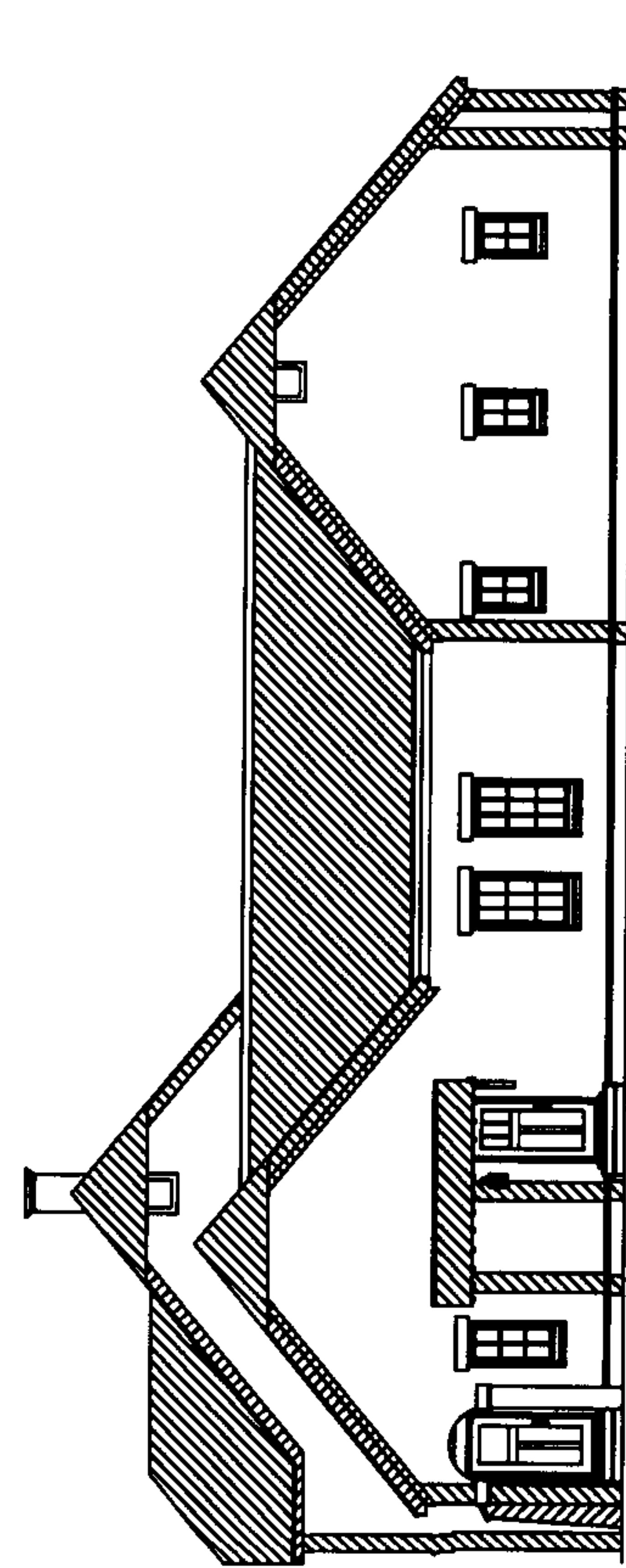
Scale N.T.S.

Edenton Residential Condos
Building 17 A
Units 68, 69, 70, 71
Shelby County, Alabama
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LEGEND
COMMON ELEMENT
LIMITED COMMON ELEMENT

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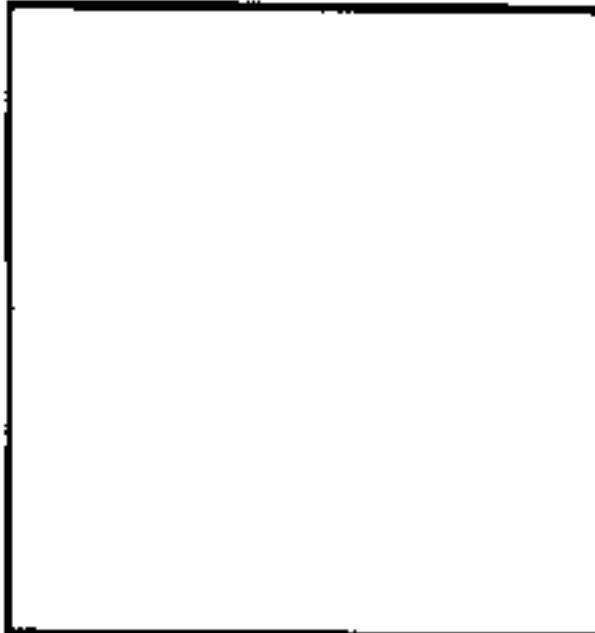


Front and Side Elevations

Scale N.T.S.

Edenton Residential Condos
Building 17 A

Units 68, 69, 70, 71
Shelby County, Alabama
05023

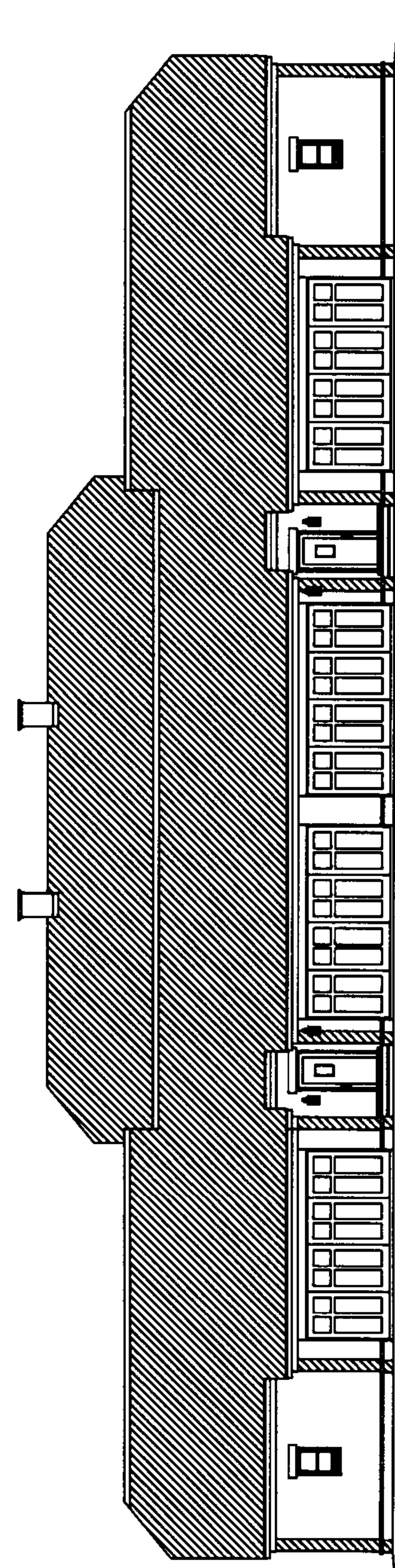
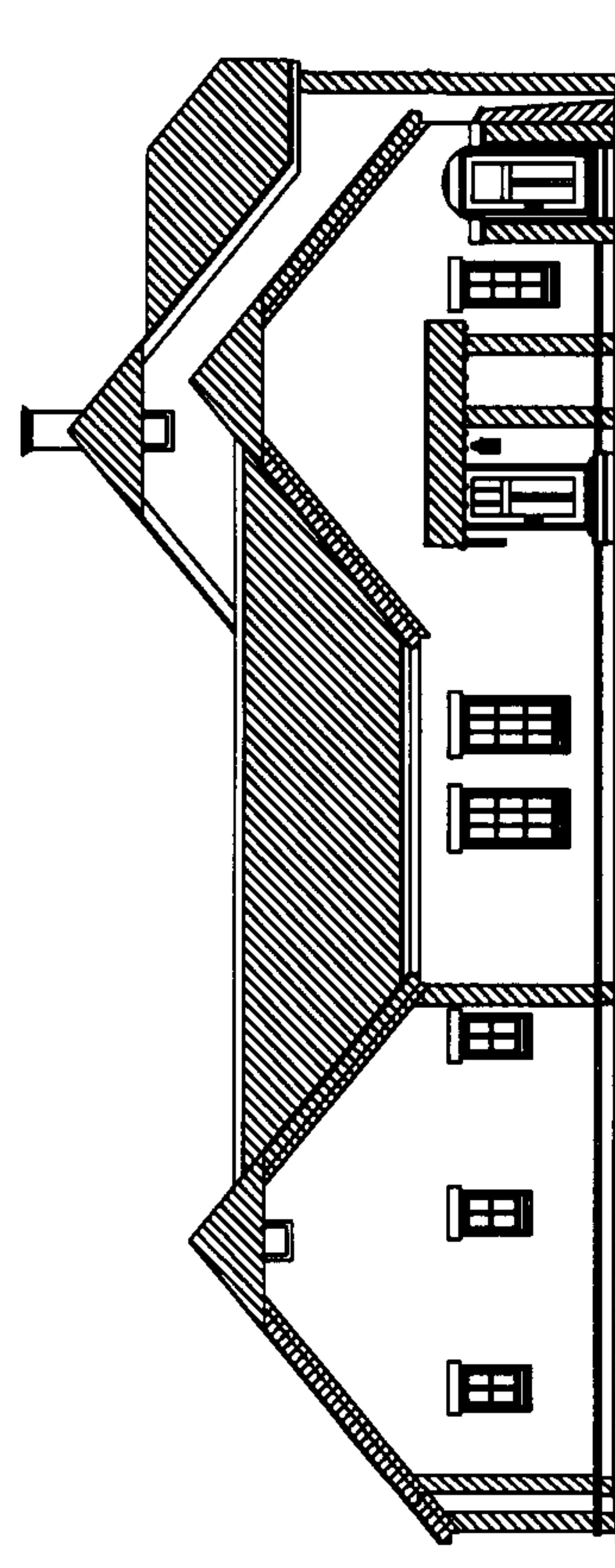


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COMMON ELEMENT
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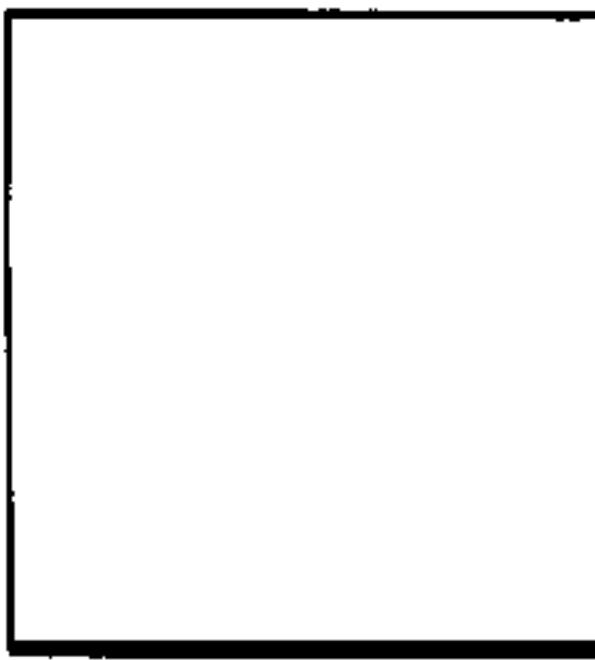
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1 Back and Side Elevations

Scale N.T.S.

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Units 68, 69, 70, 71
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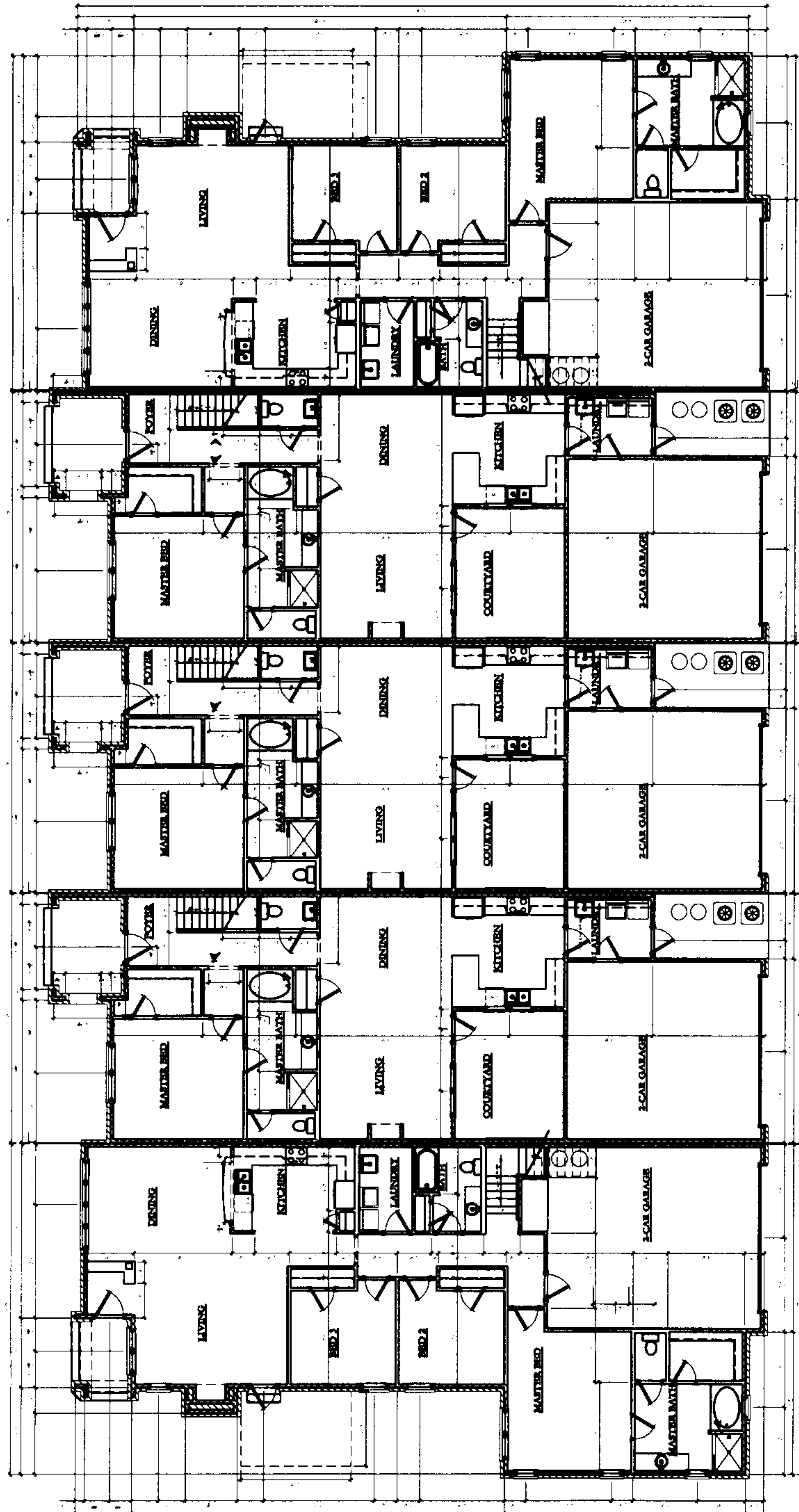
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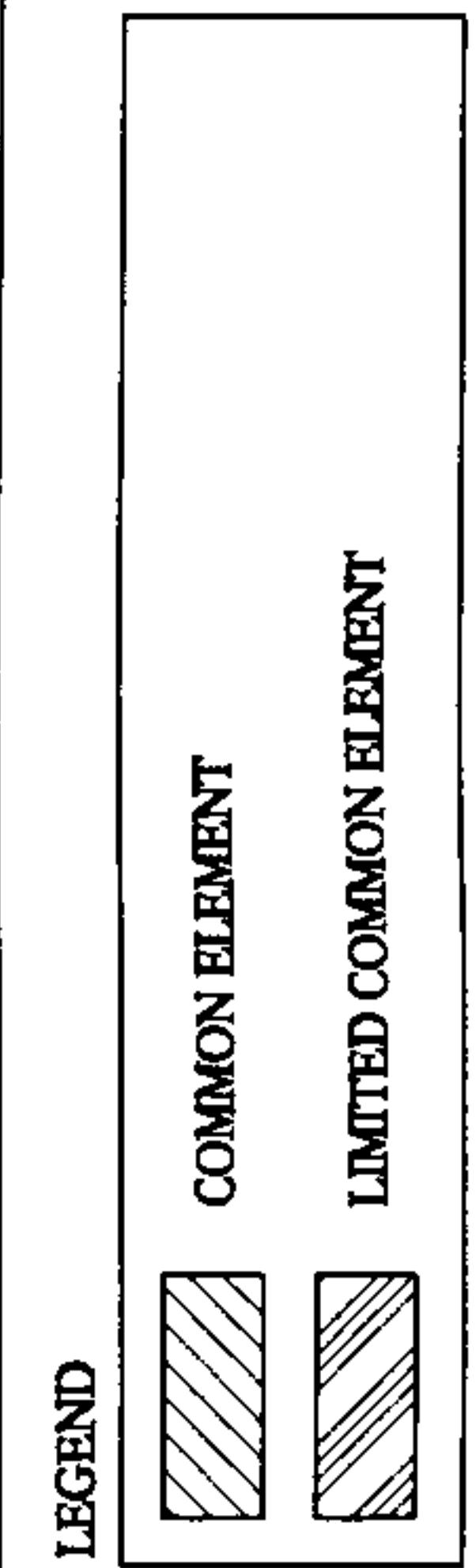
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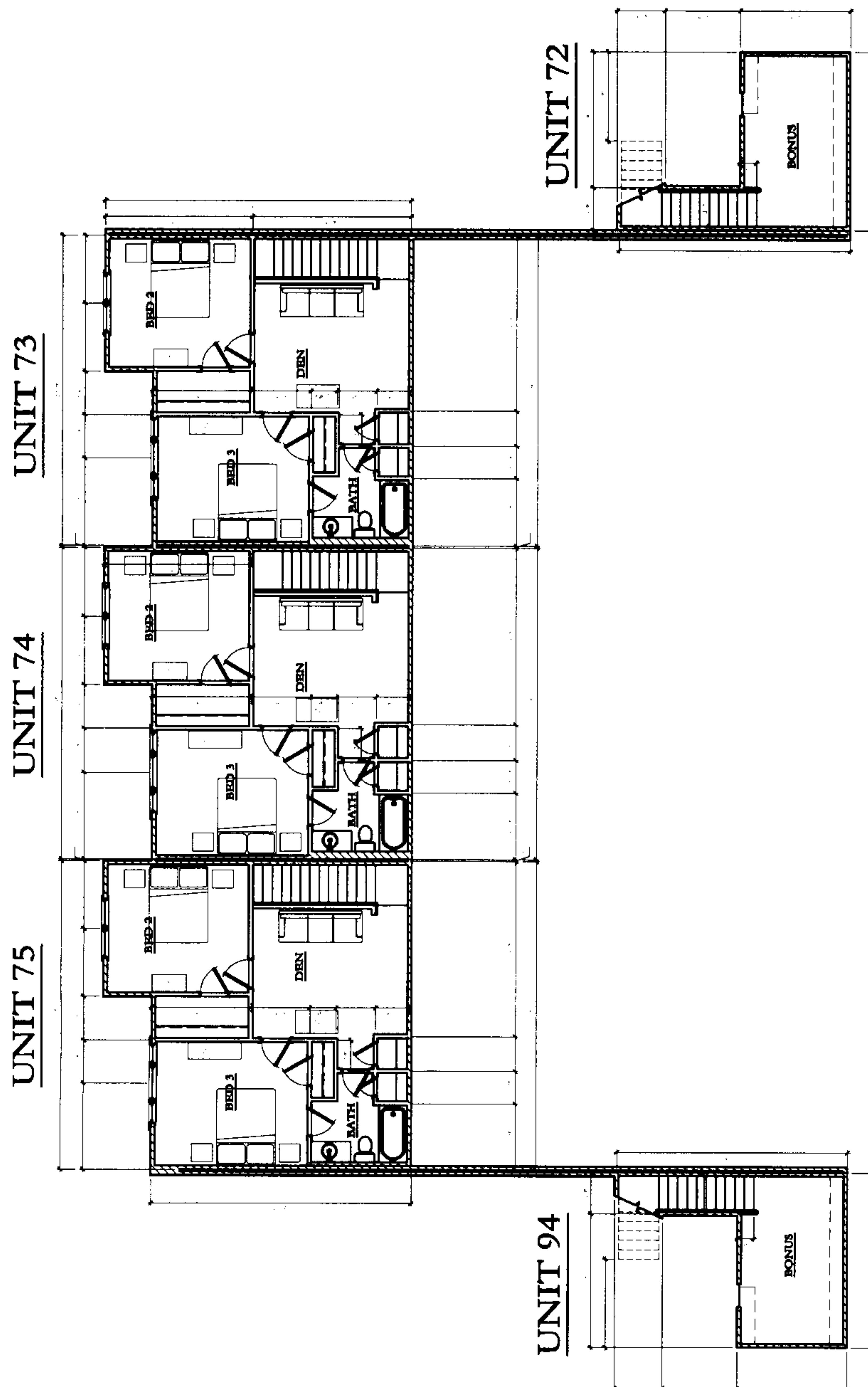
Scale N.T.S.

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Shelby County, Alabama
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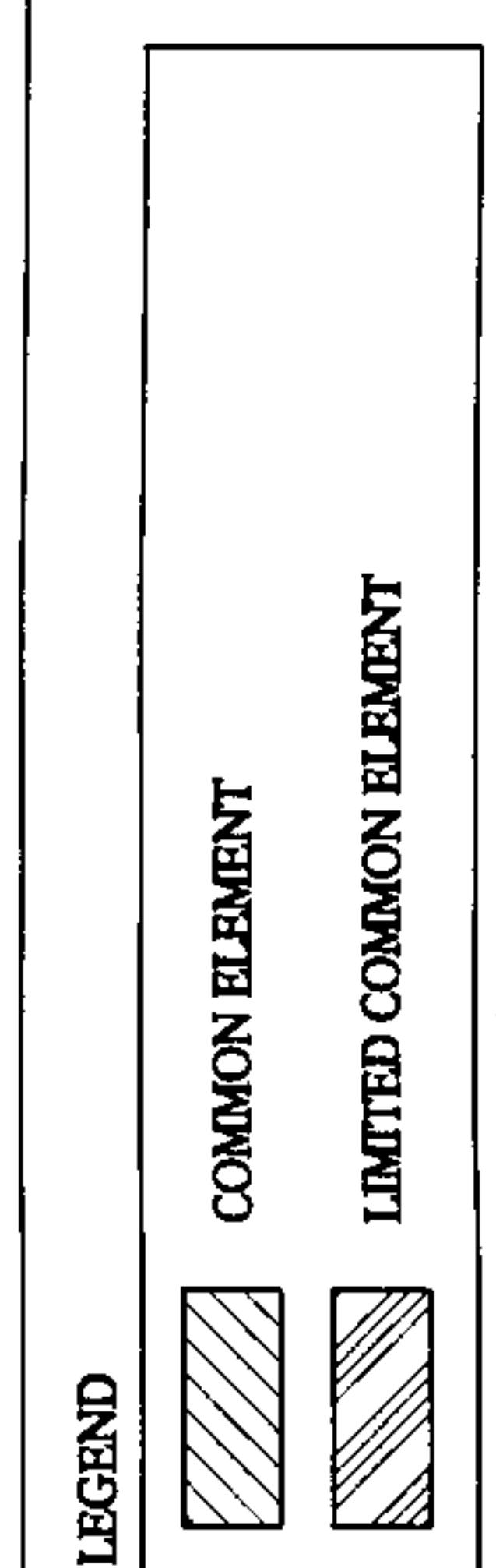


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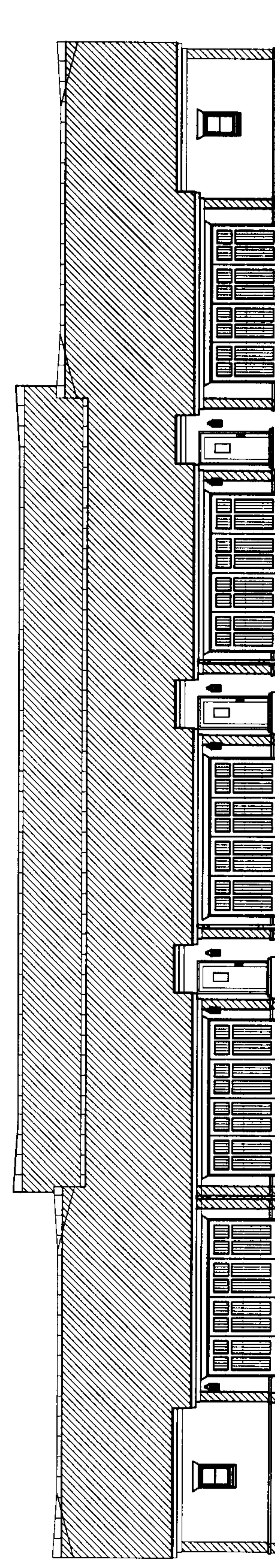
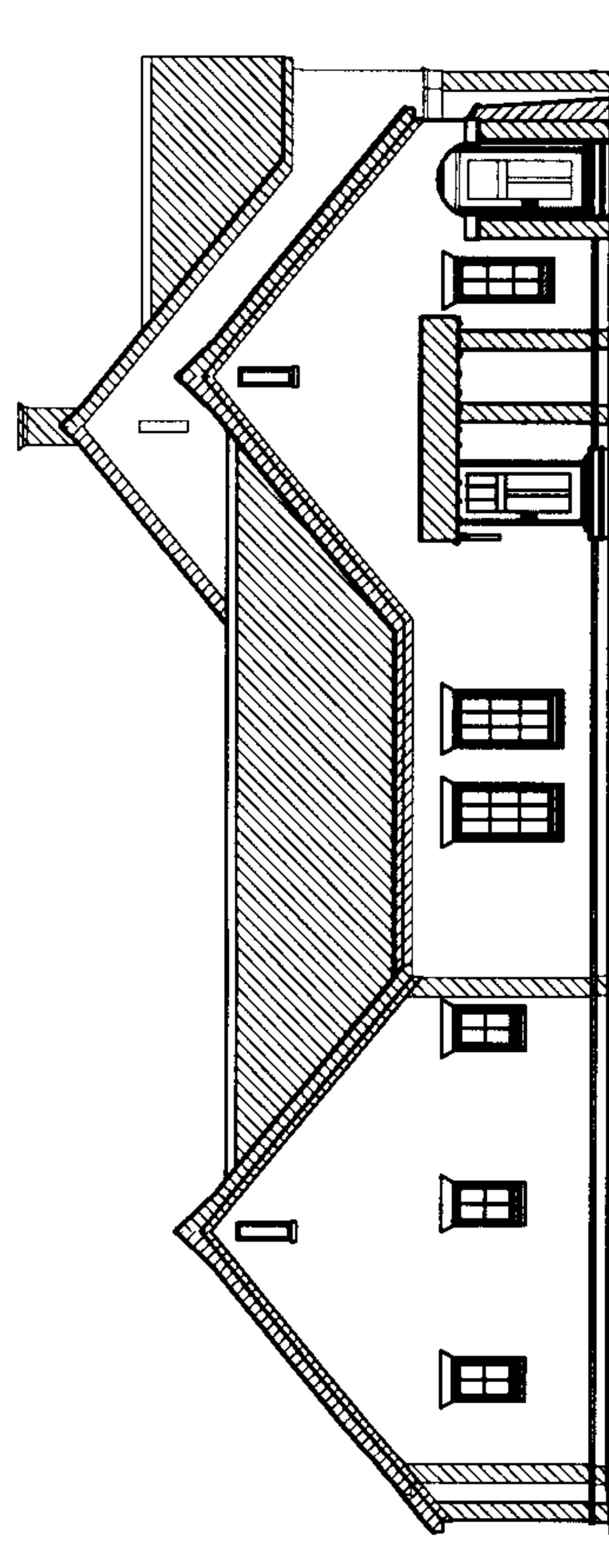
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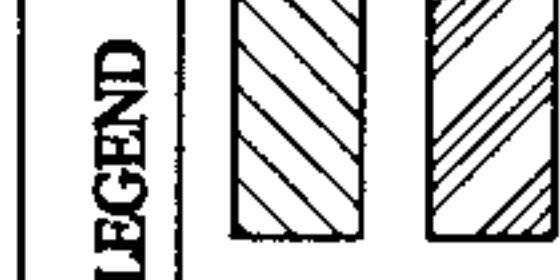
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Front and Side Elevations

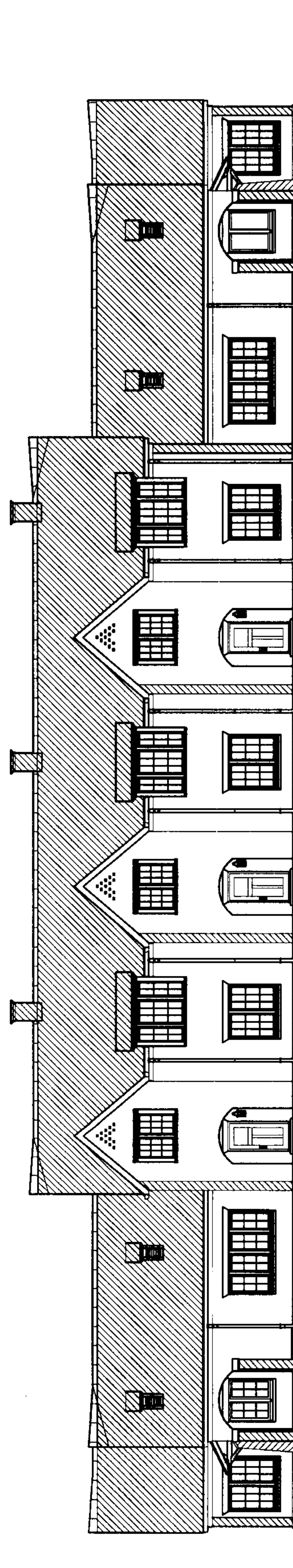
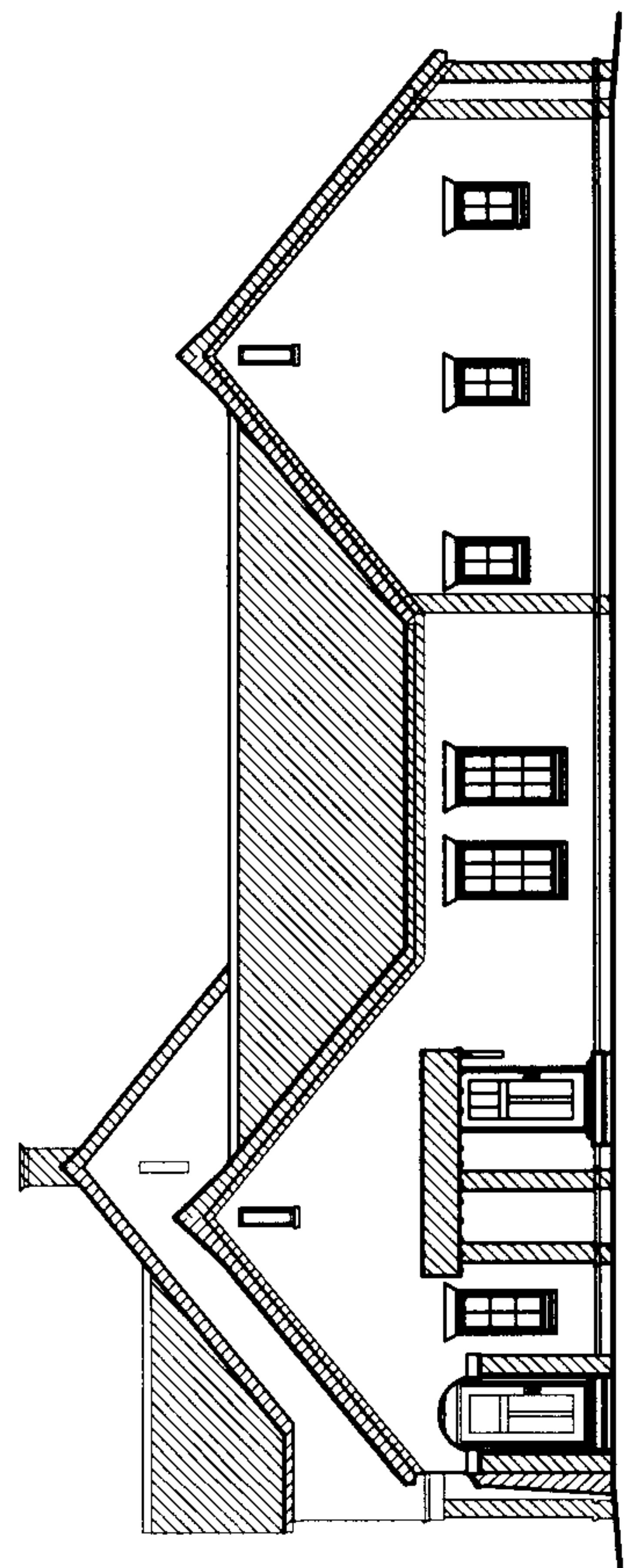
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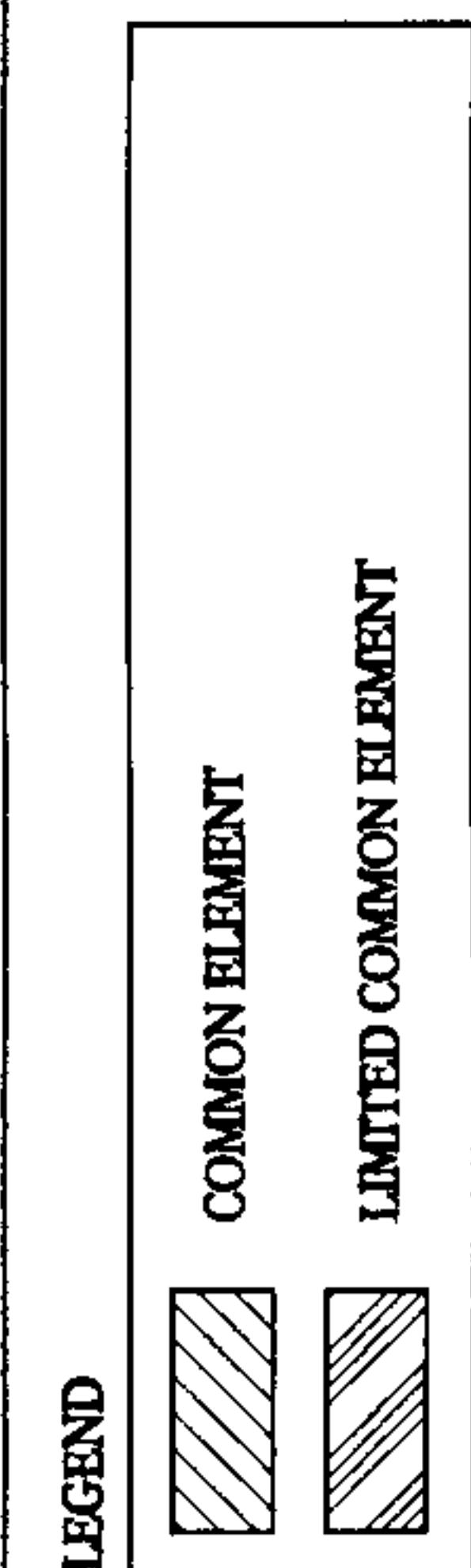
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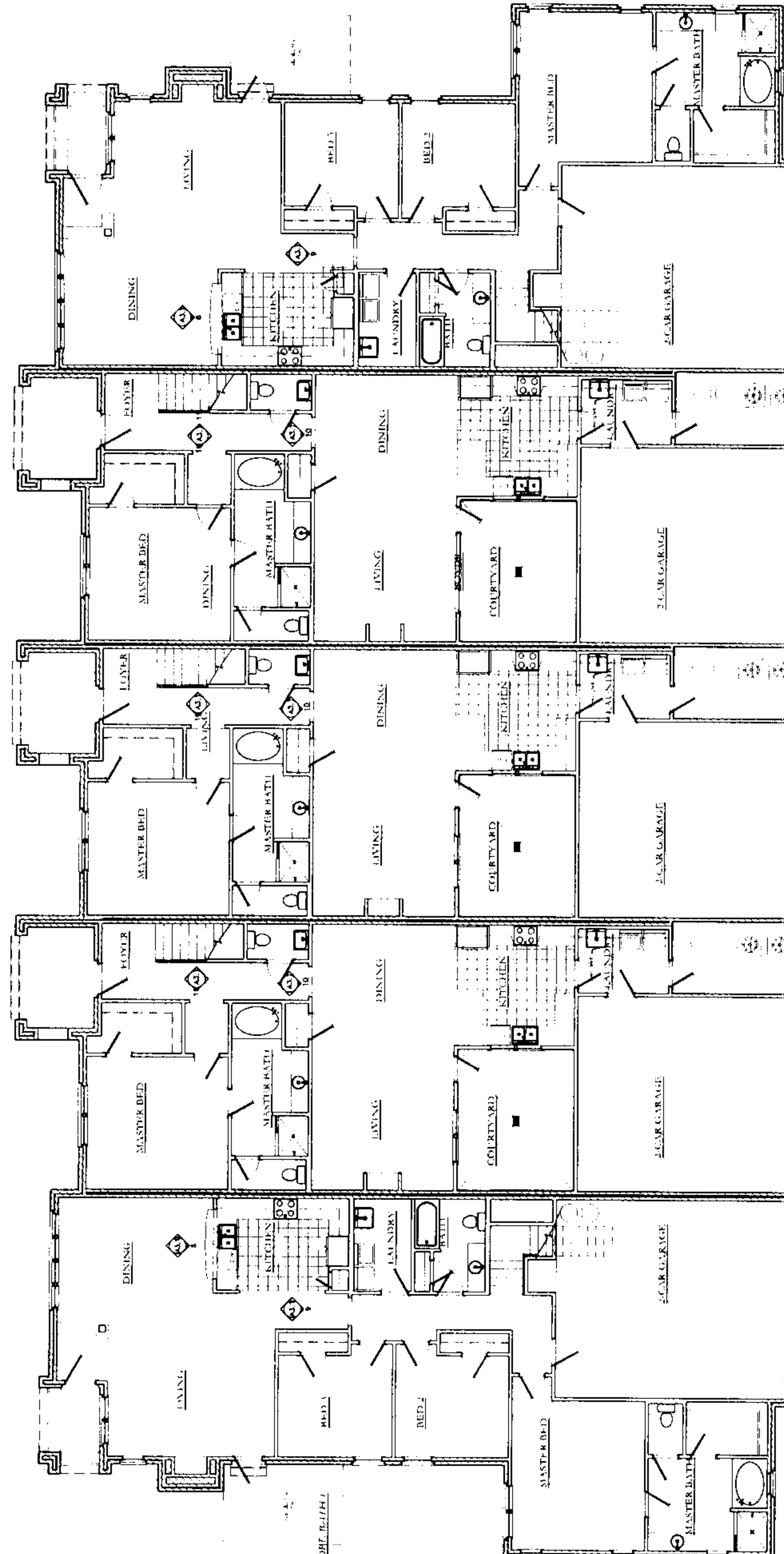
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UNIT 99 UNIT 97 UNIT 96 UNIT 95



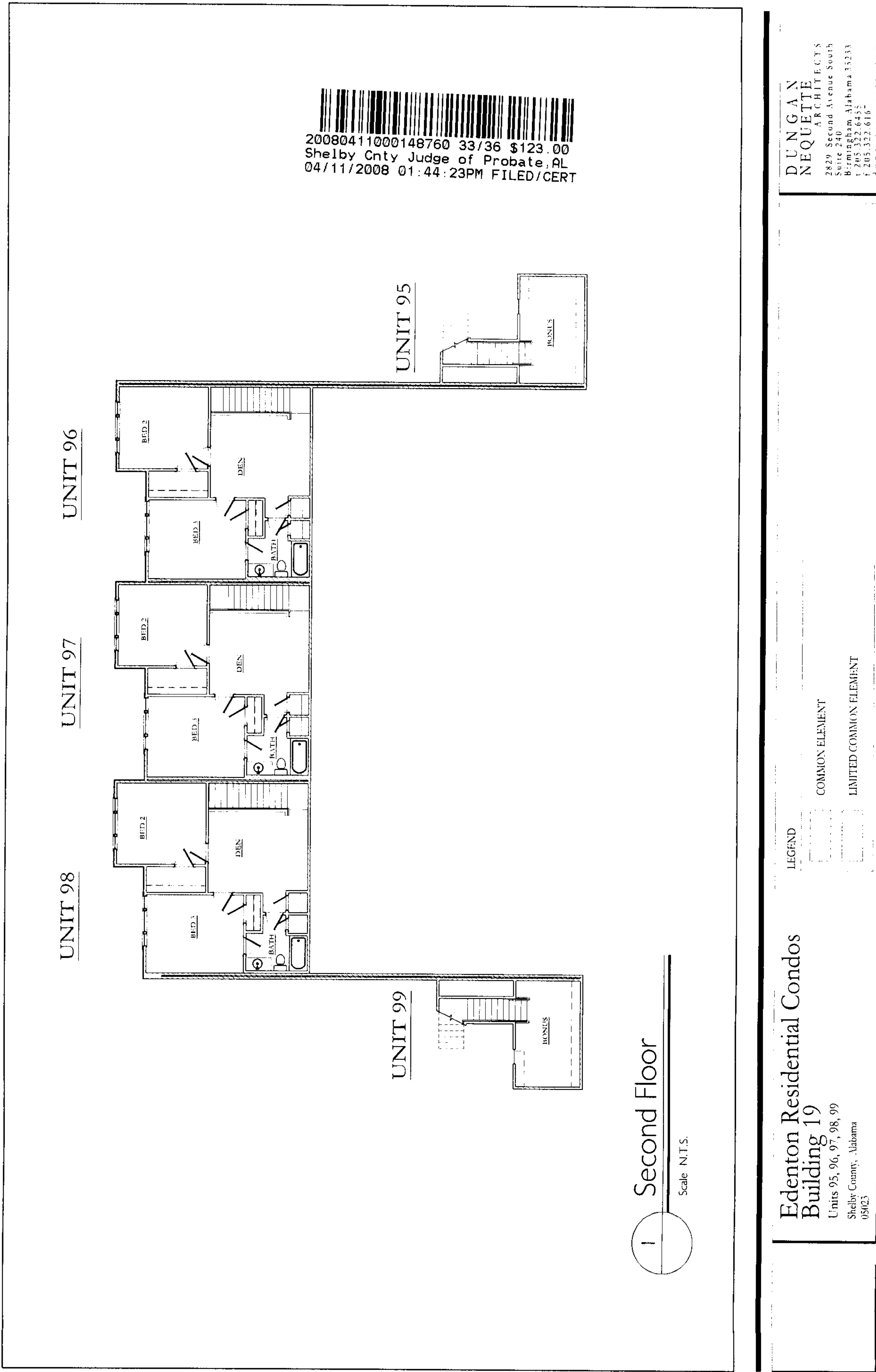
First Floor

Scale N.T.S.

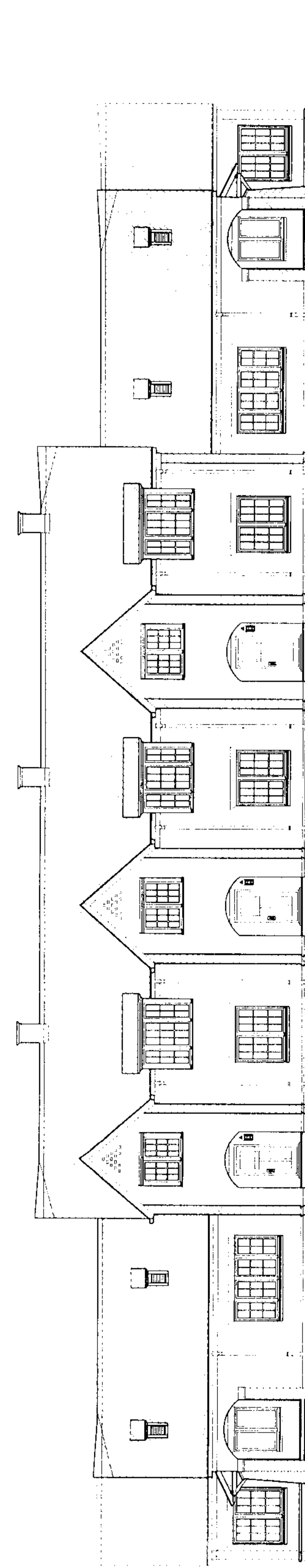
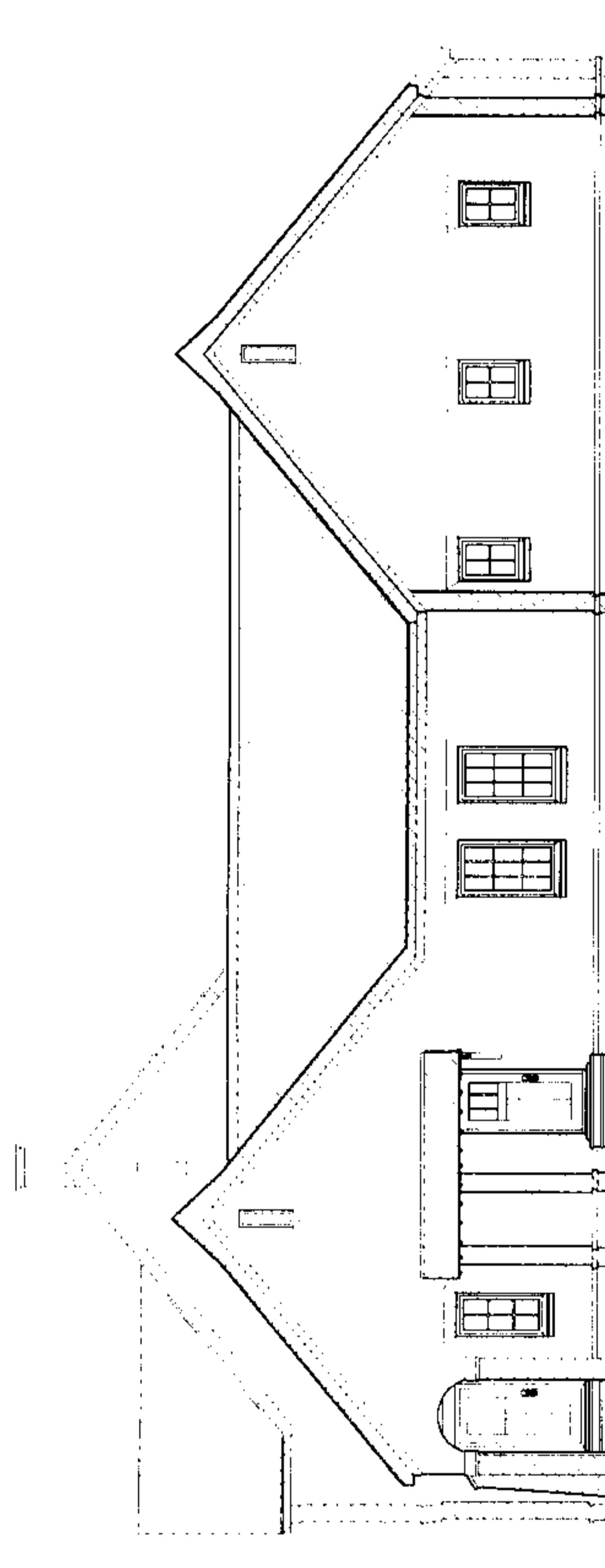
Edenton Residential Condos
Building 19
Units 95, 96, 97, 98, 99
Shelby County, Alabama
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— COMMON ELEMENT
— LIMITED COMMON ELEMENT

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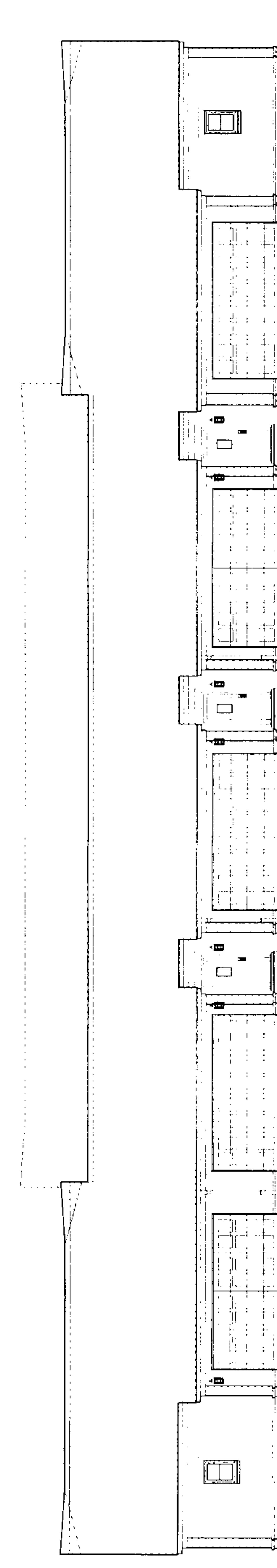
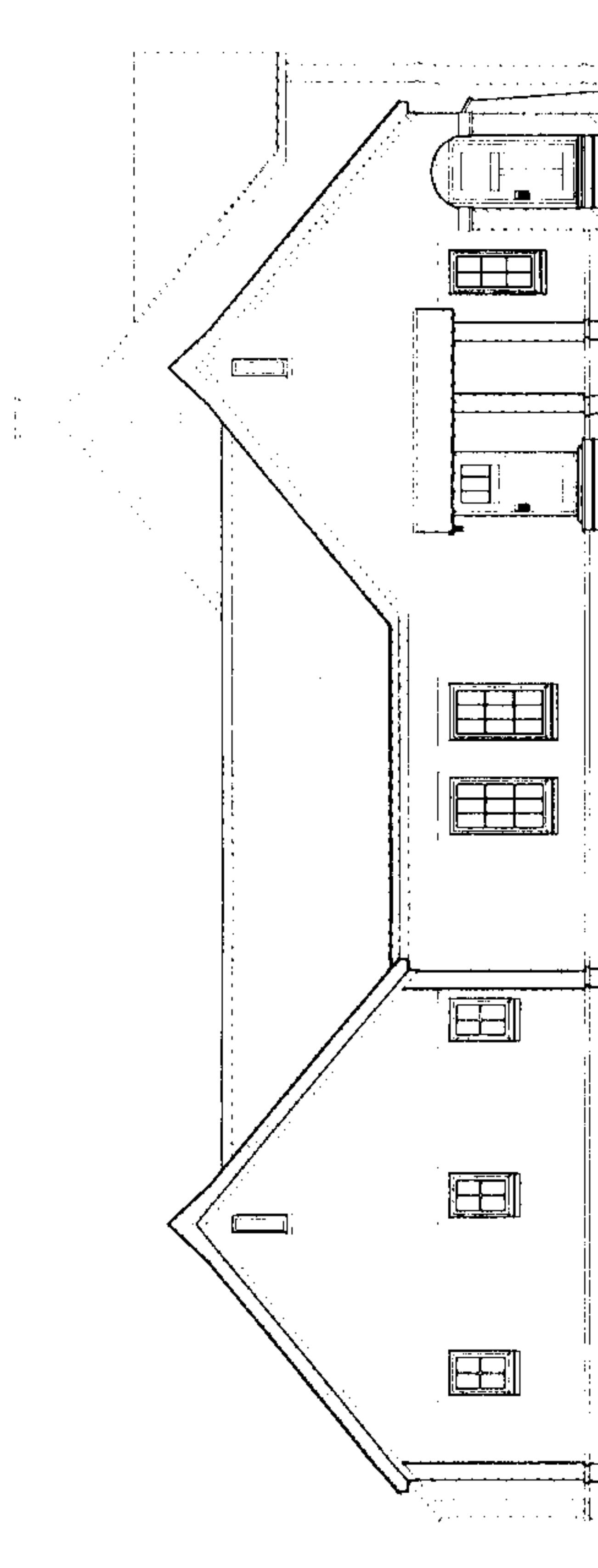
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Shelby County, Alabama
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EXHIBIT "B"

Eighth Amended and Restated Exhibit "D" of the Declaration

Ownership of Common Elements

<u>Residential Units</u>	<u>Residential Allocated Interest</u>	<u>Votes Per Unit</u>
Units 1-99; 150-171; 175-193 (140 total Units)	.7143%	1 vote / Unit
Total	100%	140



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