

**Third Amendment to Declaration of Condominium
of
Southlake Park, A Condominium**

This Amendment to Declaration of Condominium made this 29th day of October, 2009 by Providence Park Partners, II, L.L.C., an Alabama Limited Liability Company ("Developer"), for itself and its respective successors, grantees and assigns, pursuant to the provisions of the Alabama Uniform Condominium Act of 1991, Code of Alabama 1975 35-8A-101 et seq. (the "Act") for the purpose of expanding, Southlake Park, a Condominium located in the City of Hoover, Shelby County, Alabama.

WITNESSETH:

Whereas the Developer previously executed the Declaration of Condominium (the "Declaration") which is recorded as Instrument 20080731000309270 et seq., on July 31, 2008, and providing for the submission of certain land owned by Developer and described in Exhibit "A" and Exhibit "C" to said Declaration, together with the improvements included thereon to the provisions of the Alabama Uniform Condominium Act of 1991 Code of Alabama 1975 35-8A-101, et seq., and thereby establishing the Condominium known as Southlake Park, a Commercial Office Condominium (the "Condominium"); and

Whereas the Developer executed and filed for record a First Amendment to Declaration of Condominium of Southlake Park which is recorded as Instrument 20081211000463630 on December 11, 2008, all of which expands the Condominium to include additional property as more specifically described therein; and depicted on the Amended Plat of Southlake Park, Phase I and recorded in Map Book 40, Page 118.

Whereas the Developer executed and filed for record a Second Amendment to the Declaration

of Condominium at Southlake Park, which is recorded as Instrument 20090928000368020 on September 28, 2009, which modified the internal boundaries of Units 100 and 150 of Building 2000 and accordingly reallocated the interest of these two Units, all of which is more particularly described in this Second Amendment and the Supplemental Plat, Recorded in Map Book 41 Page 73 in the Probate Office of Shelby County, Alabama, and

Whereas the Developer, as provided in Article II of the Original Declaration of Condominium has reserved the sole and exclusive right to expand the Condominium from time to time by adding thereto all or any portion of the real property that Developer owns adjacent to the property described in Exhibit "A" to the Declaration of Condominium (the subsequent Phased Land), and

Whereas the Developer is the owner in fee of certain real property adjacent to that certain real property submitted to Southlake Park, as depicted in Exhibit "C" to the Declaration of Condominium of Southlake Park as described in Exhibit "A" to said Declaration of Condominium, and which Phase II is further described in Exhibit "C" and Exhibit "A-1", and attached hereto and made a part hereof and is subject to the easements, rights of way and other restrictions set forth in the Survey of said Phase II Real Estate dated September, 2009, prepared by Carr & Associates Engineers, Inc., a copy of which is being filed prior to this Amendment herewith and recorded in Map Book 41 Page 79, in the Office of the Judge of Probate of Shelby County, Alabama and made a part hereof as if set out in full ("The Phase II Property"), and

Whereas the Developer has improved the real property on Phase II Property by constructing thereon one (1) Office Condominium Building containing four (4) Office Condominium Units in the one (1) Building, as well as construction of other improvements e.g., common elements, limited common elements, if any, of the Phase II Property, which improvements have been fully and accurately depicted as to layout, location, units, numbers, dimensions, identifying the common elements, limited common elements, if any, private elements as-built by the Survey and Plans identified on the Survey

for Southlake Park Phase II as described above, consisting of one page and bearing a certificate that said Phase II Survey is filed in the Office of the Judge of Probate of Shelby County, Alabama, and which is being filed prior to this Amendment herewith and in addition to the site plan and floor plans, paving, driveways, parking areas, walk ways, curbs and gutters, cross sections of the Building and the location, elevations, areas and dimensions of the Units with reference to established geographical points and which is made a part thereof as if set out in full, and

Whereas the Developer has reallocated the undivided interest in the common elements and limited common elements, if any, as contemplated by the Declaration and is attached hereto as Exhibit “D” and made a part hereof, and

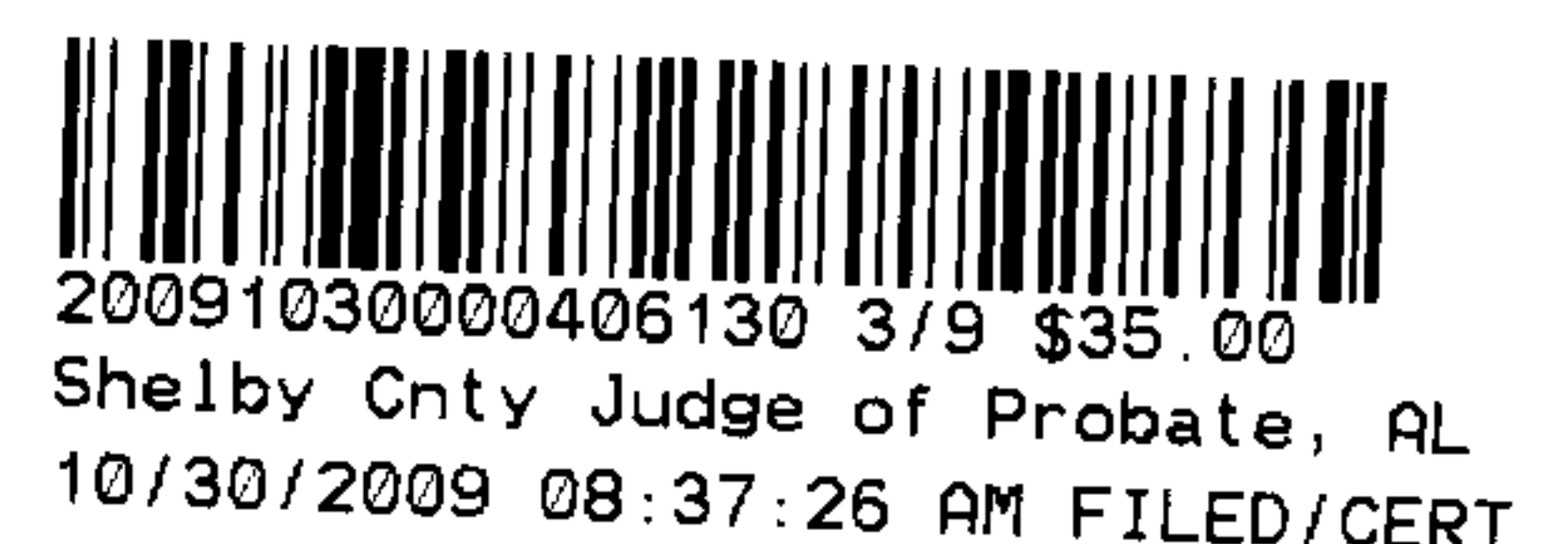
Now Therefore, the undersigned Developer, Providence Park Partners II, LLC, hereby adopt, make, request, consent and agree to the following Amendment to the said Declaration:

(1) The Declaration is hereby Amended by submitting the Phase II Property and Phase II Condominium Units together with all other improvements constructed or to be constructed on or within Phase II Property, and all easements, rights, interest appurtenant thereto to the Condominium form of ownerships and to all terms, conditions, Restrictions and Limitations under the Declaration and as otherwise provided for under the Act.

(2) The Declaration is hereby further amended by adding the following Exhibits, which are incorporated herein for all purposes:

- A. Exhibit “A-1” Legal description of Phase II Property and Units therein.
- B. Exhibit “D” Reallocation of interest, including Phase I and Phase II Property and all Units therein.
- C. Exhibit “C” Graphic Descriptions of Phase II Property.

In Witness Whereof, the said Developer, Providence Park Partners II, L.L.C., has caused this Amendment to Declaration of Condominium to be executed as of the day and year first written above.



Providence Park Partners II, L.L.C.
An Alabama Limited Liability Company
Byrom Building Corp., an Alabama Corporation

By: Marty Byrom
Marty Byrom, its President
Its Member

J-Mar Properties, LLC, an Alabama Limited Liability Company

By: James R. Moncus, Jr.
James R. Moncus, Jr., its Member
Its Member

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marty Byrom, whose name as President of Byrom Building Corp., an Alabama Corporation, is signed to the foregoing Second Amendment Declaration of Condominium, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Declaration of Condominium, he, as such Officer and will full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 29th day of October, 2009.

Dana C. Williams
Notary Public
My Commission Expires: 4/23/11

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Moncus, Jr., whose name as Member of J-Mar Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing Second Amendment Declaration of Condominium, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Declaration of Condominium, he, as such Member and will full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 29th day of October, 2009.

Dana C. Williams
Notary Public
My Commission Expires: 4/23/11



**SOUTHLAKE PARK
PHASE II
DESCRIPTIONS
(10/12/09)**

PHASE II

A Parcel of land containing 59,579.99 Square Feet, being 1.37 Acres, located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 20, Township 19 South, Range 2 West, City of Hoover, Shelby County, Alabama, to be known as SOUTHLAKE PARK, PHASE II, being more particularly described as follows:

Commence at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 20, Township 19 South, Range 2 West, City of Hoover, Shelby County, Alabama; thence run Westerly along the Quarter-Quarter line a distance of 313.40 feet; thence continue Westerly along the Quarter-Quarter line a distance of 997.12 feet along the Northerly line of Narz Estates as recorded in Map Book 8, Page 155 and Wildwood Park as recorded in Map Book 5, Page 78, both in the Probate Office of Shelby County, Alabama; thence right $71^{\circ}59'35''$ Northwesterly a distance of 244.95 feet to the Southeasterly Right-of-Way line of Valleydale Road (Shelby County Road No. 17); thence right $69^{\circ}31'48''$ to the chord of a curve to the left, concave Northwesterly with a radius of 6287.09 feet and a central angle of $00^{\circ}42'52''$; thence run Northeasterly, then North-Northeasterly 78.40 feet along the arc of said curve, also being the Southeasterly Right-of-Way line of Valleydale Road; thence continue North-Northeasterly 118.25 feet along the arc of said curve, also being the Southeasterly Right-of-Way line of Valleydale Road; thence left $23^{\circ}40'19''$ from the chord of the aforesaid curve extended, Northeasterly 124.48 feet along the Southeasterly Right-of-Way line of Valleydale Road to the POINT OF BEGINNING; thence continue Northeasterly 74.97 feet along the Southeasterly Right-of-Way line of Valleydale Road; thence an interior angle left, counter-clockwise, $158^{\circ}05'40''$ (being a deflection angle of right $21^{\circ}54'20''$) and continue Northeasterly 241.66 feet along the Southeasterly Right-of-Way line of Valleydale Road; thence right $88^{\circ}05'53''$ Southeasterly 247.54 feet; thence right $90^{\circ}00'00''$ Southwesterly 50.00 feet; thence left $90^{\circ}00'00''$ Southeasterly 13.90 feet; thence right $90^{\circ}00'00''$ Southwesterly 192.69 feet; thence right $90^{\circ}00'00''$ Northwesterly 22.27 feet; thence right $90^{\circ}00'00''$ Northeasterly 15.20 feet; thence left $90^{\circ}00'00''$ Northwesterly 74.02 feet; thence left $90^{\circ}00'00''$ Southwesterly 3.59 feet; thence right $90^{\circ}00'00''$ Northwesterly 77.02 feet; thence continue along the same course Northwesterly 50.00 feet; thence left $90^{\circ}00'00''$ to the tangent of a curve to the right, concave Northwesterly with a radius of 275.00 and a central angle of $04^{\circ}38'13''$; thence run South-Southwesterly, then Southwesterly 22.26 feet along the arc of said curve; thence continue Southwesterly, tangent to said curve 74.05 feet to the POINT OF BEGINNING.



Prepared by:

CPE

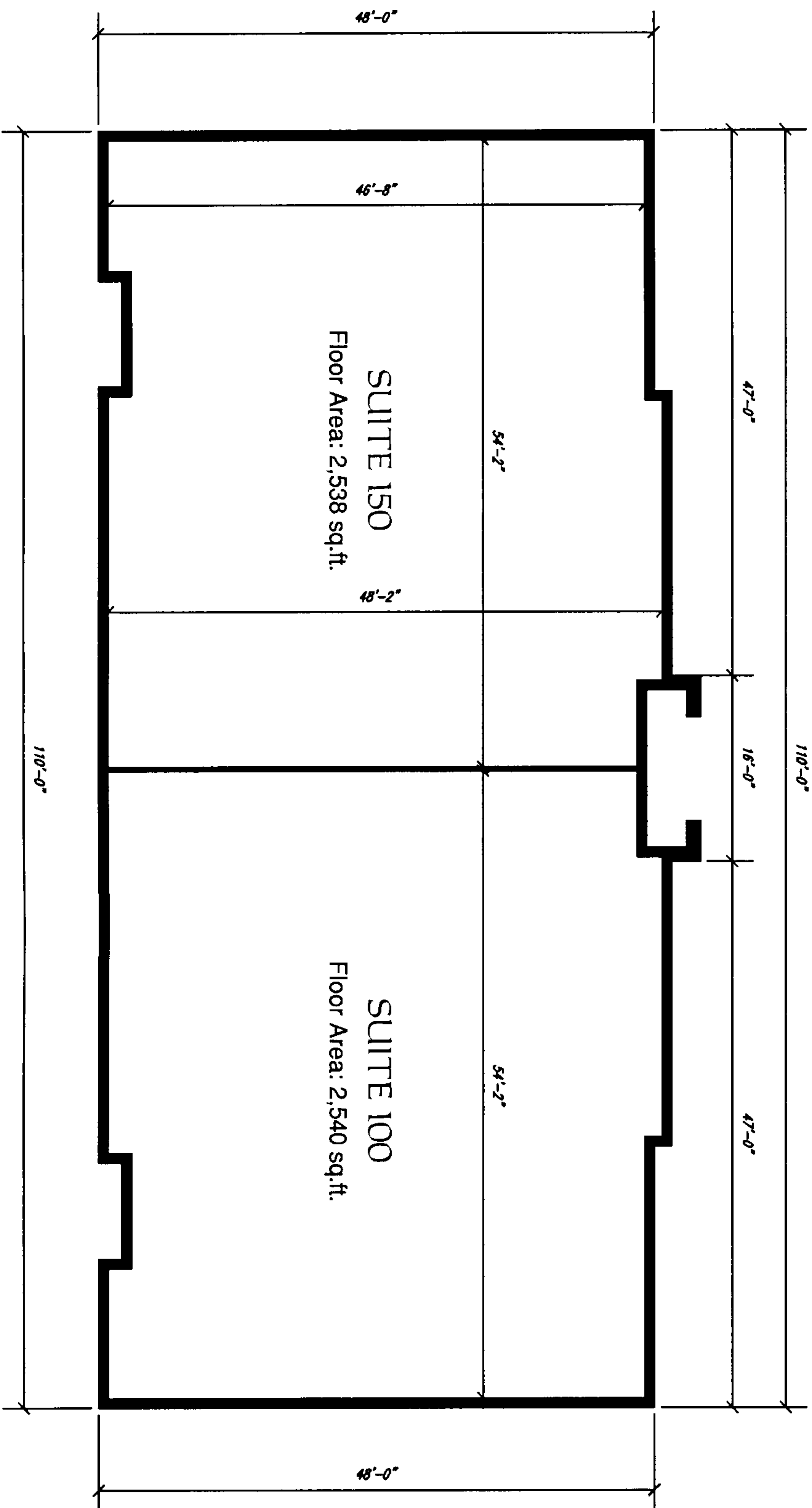
Carr & Associates Engineers, Inc.
153 Cahaba Valley Parkway
Pelham, Alabama 35124
(205) 664-8498 Fax - (205) 664-9685
Cadd Operator: MDickson

**SOUTHLAKE PARK
PHASE II**

AN OFFICE CONDOMINIUM DEVELOPMENT SITUATED IN THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA

COMMON AREA WALLS

**FIRST FLOOR
BUILDING No. 3000
FRONT**



Prepared by:

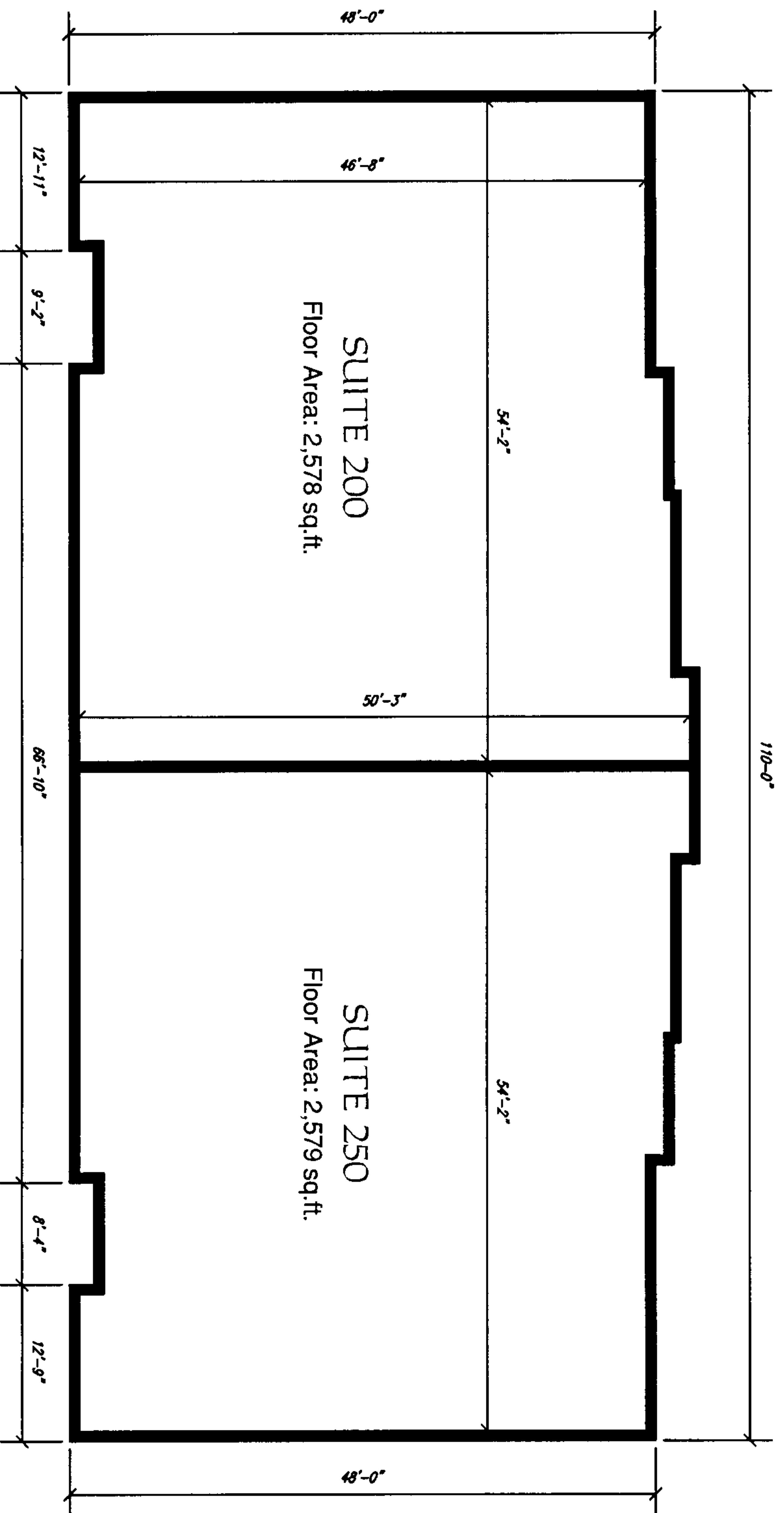
CPE

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COMMON AREA WALLS

**SOUTHLAKE PARK
PHASE II**

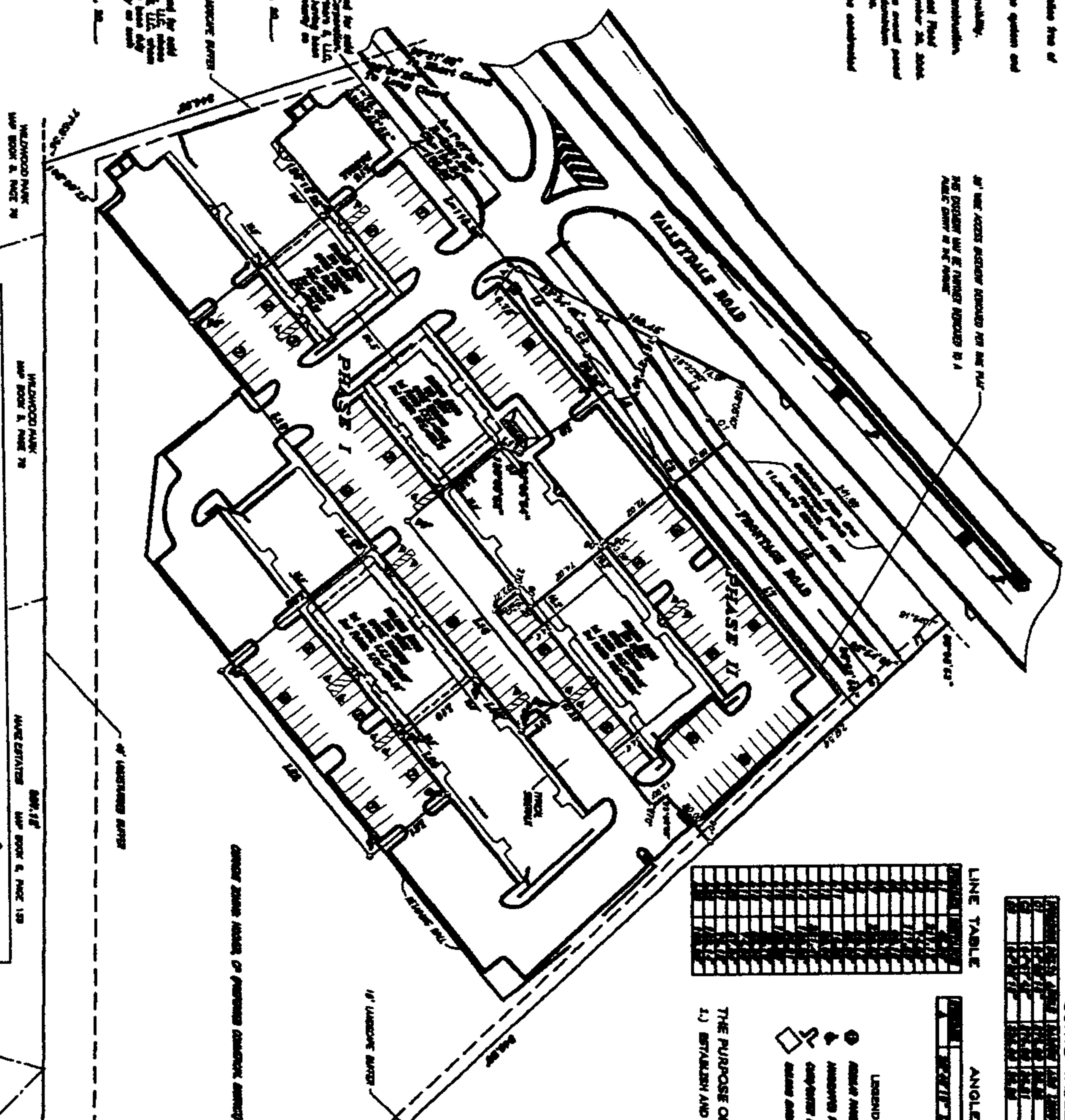
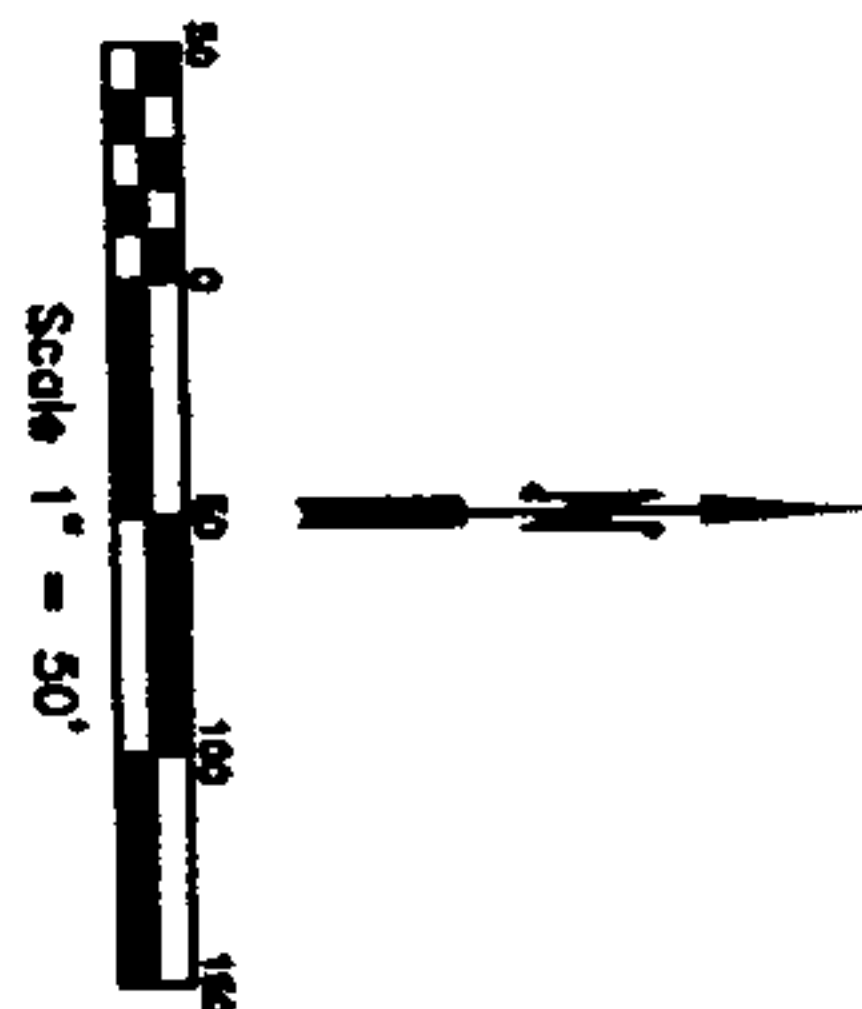
AN OFFICE CONDOMINIUM DEVELOPMENT SITUATED IN THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 2 WEST
SHELBY COUNTY, ALABAMA



**SECOND FLOOR
BUILDING No. 3000
FRONT**



1. **Customer/Developer/Builder** has sole responsibility for providing data free of copyright problems.
2. **Developing organizations** are a part of the subscriber's overall database system and may bill at any time for limited use.
3. **Maintenance of all database elements** shall be the owner's responsibility.
4. **Builder** to confirm of software, accounts and billing prior to construction.
5. **The subscription** is located in "First Zone" or shown on the latest "First American Rate Map" (Postal Number 01012 0010 US, dated September 30, 2000).
6. **The drawings, mappings and coding** using either PLM22 2 and the overall process design are jointly owned, used and maintained by the Construction Division in accordance with the reserved Covenants and Restrictions.
7. **The elements and relating** with others herein may or may not be considered part of the flow of recording.

[illegible]

LINE TABLE ANGLE TABLE

LESSON D

1. ASSESS PAPER QUALITY

2. ANNOTATED ASSESS SHEET

3. CONFIDENTIAL LIST

4. OBTAIN ASSESS REPORT

THE PURPOSE OF THIS PLAT IS TO:

1.) ESTABLISH AND RECORD PHASE II.

THE PURPOSE OF THIS PLAT IS TO:

**SOUTHLAKE PARK
PHASE II**

**AN OFFICE CONDOMINIUM DEVELOPMENT SITUATED IN THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA**

Prepared by
CBE

City & Suburban Engineering, Inc.
1405 1/2 South 13th Avenue, #1117
Tulsa, Oklahoma 74106
(918) 584-4422 Telex - (918) 841-4422
Cable - 20-10 Tulsa Southwestern Bell
Main Office - Tulsa Tulsa Oklahoma

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DATE	NAME, CITY OF HOOPER	DATE	NAME, CITY OF HOOPER
DATE	PLANNED AND ZONING COMMISSION	DATE	PLANNED AND ZONING COMMISSION
DATE	COUNCIL, CITY OF HOOPER	DATE	COUNCIL, CITY OF HOOPER
DATE	SHILLY COUNTY	DATE	SHILLY COUNTY
DATE	SHILLY COUNTY HEALTH DEPARTMENT SUPERVISOR	DATE	SHILLY COUNTY HEALTH DEPARTMENT SUPERVISOR
DATE	SHILLY COUNTY HEALTH DEPARTMENT SUPERVISOR	DATE	SHILLY COUNTY HEALTH DEPARTMENT SUPERVISOR

NEED NOT BE BUILT

EXHIBIT "D"
TO
SOUTHLAKE PARK

<u>Unit Description</u>	<u>Votes and Assigned Square Footage</u>	<u>% of Common Elements Ownership and Liabilities</u>
Building 1500 Unit 100	1500	0.0428
Building 1500 Unit 150	1500	0.0428
Building 1500 Unit 200	1500	0.0428
Building 1500 Unit 250	<u>1500</u>	0.0428
<u>Total Building 1500</u>	<u>6000</u>	
Building 2000 Unit 100	2000	0.0571
Building 2000 Unit 150	2000	0.0571
Building 2000 Unit 200	2000	0.0571
Building 2000 Unit 250	<u>2000</u>	0.0571
<u>Total Building 2000</u>	<u>8000</u>	
Building 3000 Unit 100	2750	0.0785
Building 3000 Unit 150	2750	0.0785
Building 3000 Unit 200	2750	0.0785
Building 3000 Unit 250	2750	0.0785
<u>Total Building 3000</u>	<u>11000</u>	
Building 5000 Unit 100	2500	0.0714
Building 5000 Unit 150	2500	0.0714
Building 5000 Unit 200	2500	0.0714
Building 5000 Unit 250	<u>2500</u>	0.0722
<u>Total Building 5000</u>	<u>10,000</u>	
TOTAL SQUARE FOOTAGE	35,000	100%


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 Shelby Cnty Judge of Probate, AL
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