

FIRST AMENDMENT TO THE PROTECTIVE COVENANTS OF LIBERTY COVE

WHEREAS, the undersigned are the acting Board of Directors of Liberty Cove Subdivision in Chelsea, Alabama as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 34, Page 49;

WHEREAS, Article IX, Amendment of Declaration Paragraph B. allows Amendment by Association;

WHEREAS, on June 28, 2012 it was agreed upon by a quorum at the Liberty Cove Home Owners Association meeting to amend the Protective Covenants to require that propane tanks are to be hidden from view either by burying or hidden with a screen such as shrubbery or fence and;

WHEREAS, on May 18, 2012 it was agreed upon by a quorum at the Liberty Cove Home Owners Association meeting to set the annual assessment fee at \$100 for each lot;

NOW, THEREFORE, ARTICLE VIII, GENERAL REQUIREMENTS, Section A is replaced in its entirety with the following:

- A. Outside air conditioning units and propane tanks may not be located in the front yard or side yard adjacent to any street on corner lots. All other outside air conditioning units and above ground propane tanks shall be located in back yard, screened by appropriate landscaping, or buried so as not to be visible from any public street.

NOW, THEREFORE, ARTICLE V, COVENANTS FOR MAINTENANCE ASSESSMENTS, Section C is replaced in its entirety with the following:

- C. Annual Assessments. The association shall levy Annual Assessments in such amounts as are necessary to meet the Common Expenses and such other recurring or projected expenses as the Board may deem appropriate. The Assessment year for the Annual Assessment need not be the calendar year. The annual assessment is applicable for each lot and is initially set at \$100 per calendar year and is due on August 1st of each year.

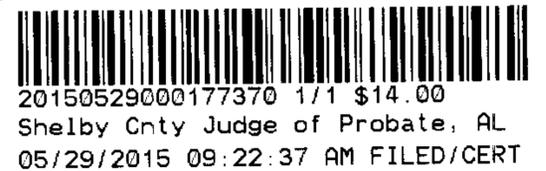
In all other respects, the original Protective Covenants are reaffirmed.

Roger E. Henderson
 Roger E. Henderson, President, Liberty Cove HOA

5/28/2015
 Date

Debra Fulton
 Debra Fulton, Treasurer, Liberty Cove HOA

5/28/2015
 Date



STATE OF ALABAMA, COUNTY OF SHELBY

Before me, a Notary Public qualified for said State, personally appeared Roger E. Henderson and Debra Fulton, Officers of Liberty Cove Home Owners Association, who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on the 28th day of MAY, 2015.

Jan Wallace
 Notary Public – State of Alabama

My Commission Expires 4/22/18