

This instrument was prepared by:

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STATE OF ALABAMA )  
COUNTY OF SHELBY )

**SUPPLEMENTARY DECLARATION AND AMENDMENT TO  
THE DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR HIGHLAND LAKES,  
A RESIDENTIAL SUBDIVISION  
WITH RESPECT TO EIGHTEENTH SECTOR**

**KNOW ALL MEN BY THESE PRESENTS THAT,**


**WHEREAS,** Highland Lakes Development, Ltd. ("Developer") and Highland Lakes Residential Association, Inc. (the "Association") previously filed a Declaration of Covenants, Conditions and Restrictions in the Probate Office of Shelby County, Alabama, recorded on May 8, 2000, as Instrument Number 2000-15021 (the "Original Declaration") with respect to certain real property situated in Shelby County, Alabama, which is part of a residential subdivision known as Highland Lakes, A Residential Subdivision (the "Development"), and which is more particularly described in the Plat of Highland Lakes, Eighteenth Sector, Phase I, as recorded in Map Book 26, at page 130 in the Probate Office of Shelby County, Alabama;

**WHEREAS,** Developer owns certain additional real property (the "Subject Property") situated in Shelby County, Alabama, which is proposed to be developed as part of the Development, and which is more particularly described on Exhibit A attached hereto;

**WHEREAS,** Developer has created the Association pursuant to the Declaration of Easements and Master Protective Covenants for Highland Lakes recorded as Instrument Number 1994-07111 in the Probate Office of Shelby County, Alabama, as amended by the documents recorded as Instrument Number 1996-17543 and Instrument Number 1999-31095 and in said office (the "Master Covenants"), for the purpose of maintaining certain lakes (the "Lakes") and other property located adjacent to or near the Subject Property which is intended to be for the non-exclusive use and benefit of the owners of the Development (the "Common Areas"), regulating the use of the Lakes and Common Areas, and levying assessments for the maintenance, preservation and regulation of the Common Areas and the Lakes;

**WHEREAS,** the Developer desires to submit the Subject Property to the Original Declaration and the Master Covenants in accordance with and pursuant to the terms thereof, each of which permit the Developer, with the approval in writing of the Association, to evidence the submission of such property to the Original Declaration and the Master Covenants by filing a Supplementary Declaration to that effect in the Office of the Judge of Probate of Shelby County, Alabama;

**NOW THEREFORE,** the Developer and the Association (collectively the "Declarants"), do, upon the recording hereof, declare and make the Subject Property and any portion thereof subject to the covenants, conditions, restrictions, uses, limitations and affirmative obligations of the Original Declaration and the Master Covenants, as each has been heretofore amended and as amended hereby, all of which are declared to be in furtherance of a plan for the use and improvement of the Subject Property in a desirable and uniform manner and for the maintenance, preservation, and regulation of the Lakes and Common Areas within the property subject to the Original Declaration and the Master Covenants.

  
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## ARTICLE I

The Declarants hereby reaffirm and restate the terms and provisions of the Original Declaration and the Master Covenants in their entirety without any change whatsoever, except as follows:

1. The legal description of the Property subject to the Original Declaration and the Master Covenants is hereby amended to include the Subject Property.

2. It is the intention of the Developer to submit the Subject Property to the Original Declaration as Additional Property pursuant to Section 2.2 of the Original Declaration so that the Subject Property will be part of the Property (as defined in the Original Declaration) and the members of the ARC (as defined in the Original Declaration) will be members of the Association. The Subject Property shall be subject in all respects to the Original Declaration and the Master Covenants except that the following covenants shall be binding upon the Subject Property and shall modify the Original Declaration with respect to the Subject Property:

(a) The Original Declaration is hereby amended to exempt the Subject Property from the requirements of Section 6.7 of the Original Declaration and to declare that the Subject Property shall be subject to the following restrictions on the size of structures:

There shall be no specific height limitations or size restrictions for residential structures to be constructed on a Lot within the Subject Property. The ARC reserves the right to approve the height and size of any residential structure to be constructed on a Lot within the Subject Property based on the compatibility of the appearance of such structure with structures on other Lots within and adjacent to the Subject Property.

(b) The provisions of Section 2 of Article I of this Supplementary Declaration shall be applicable to the Subject Property and shall modify the Original Declaration with respect to the Subject Property in accordance with Section 2.2 of the Original Declaration.

3. The Subject Property has not been subdivided into Lots. The Master Plan for the Development, as approved by applicable governmental authorities, contemplates the subdivision of the Subject Property into Lots in accordance with applicable state and local laws and regulations for the subdivision of real property. Developer intends to subdivide the Subject Property into Lots substantially in accordance with the Master Plan by applying for approval of a subdivision plat with respect to all or part of the Subject Property and by recording the approved subdivision plat in the Probate Office of Shelby County, Alabama, as permitted by Section 2.6 of the Master Covenants and Section 2.6 of the Original Declaration. The undivided portion of the Subject Property shall be treated as a single Lot for purposes of Article IV of the Master Covenants and Section 5.2 of the Original Declaration. No assessments shall be due on any Lot owned by the Developer in the Subject Property. Assessments on individual Lots within the Subject Property shall commence in accordance with Section 6.3 of the Master Covenants upon the conveyance of the Lot to a person other than the Developer.

4. Developer reserves the right to harvest timber on any portion of the Subject Property that has not been subdivided into Lots pursuant to a recorded subdivision plat.

## ARTICLE II

Declarants hereby declare that said provisions of the Original Declaration and Master Covenants as so amended shall run with the land and be binding upon, and shall inure to the benefit of, the Subject Property and all parties having or acquiring any right, title or interest in and to the Subject Property or any part thereof, and their successors in interest.

## ARTICLE III

The Association has joined in the execution of this Supplementary Declaration for the purpose of evidencing its written approval of the submission of the Subject Property to the Original Declaration and Master

Covenants as herein provided and does hereby authorize the filing of this Supplementary Declaration with the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned have caused this Declaration to be executed as of the 29<sup>th</sup> day of December, 2015.

DECLARANTS:

HIGHLAND LAKES DEVELOPMENT, LTD.,  
an Alabama limited partnership,  
By its General Partner:  
Highland Lakes Community, Inc.

By: Douglas D. Eddleman  
Douglas D. Eddleman  
President

HIGHLAND LAKES RESIDENTIAL  
ASSOCIATION, INC.

By: Douglas D. Eddleman  
Its: PRESIDENT



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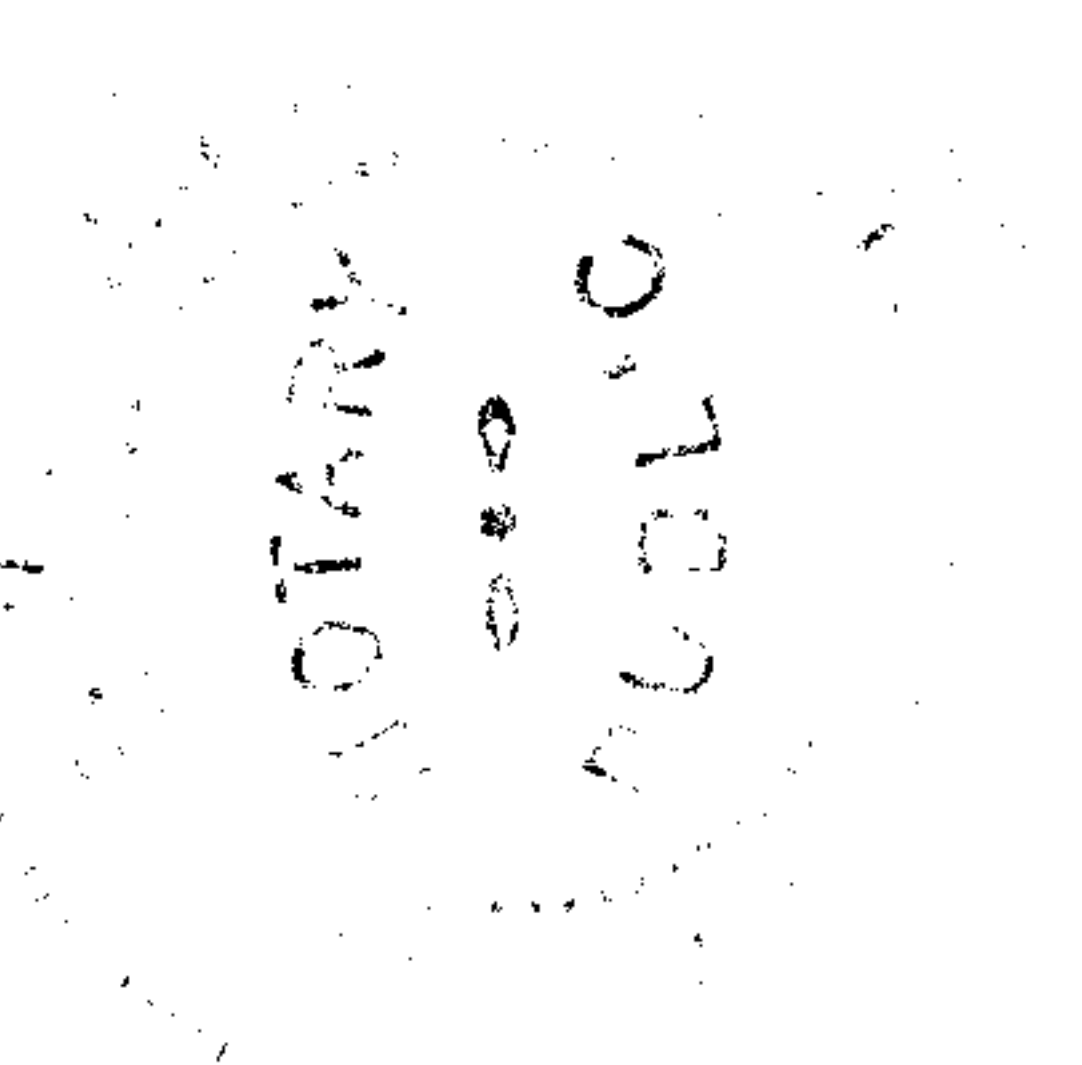


STATE OF ALABAMA   )  
JEFFERSON COUNTY   )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as President of Highland Lakes Community, Inc., a corporation, as General Partner for Highland Lakes Development, Ltd., a limited partnership, is signed to the foregoing Supplementary Declaration, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Supplementary Declaration, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal of office this 29<sup>th</sup> day of December, 2015.

James C. McConelly  
Notary Public  
My Commission Expires: June 29, 2018

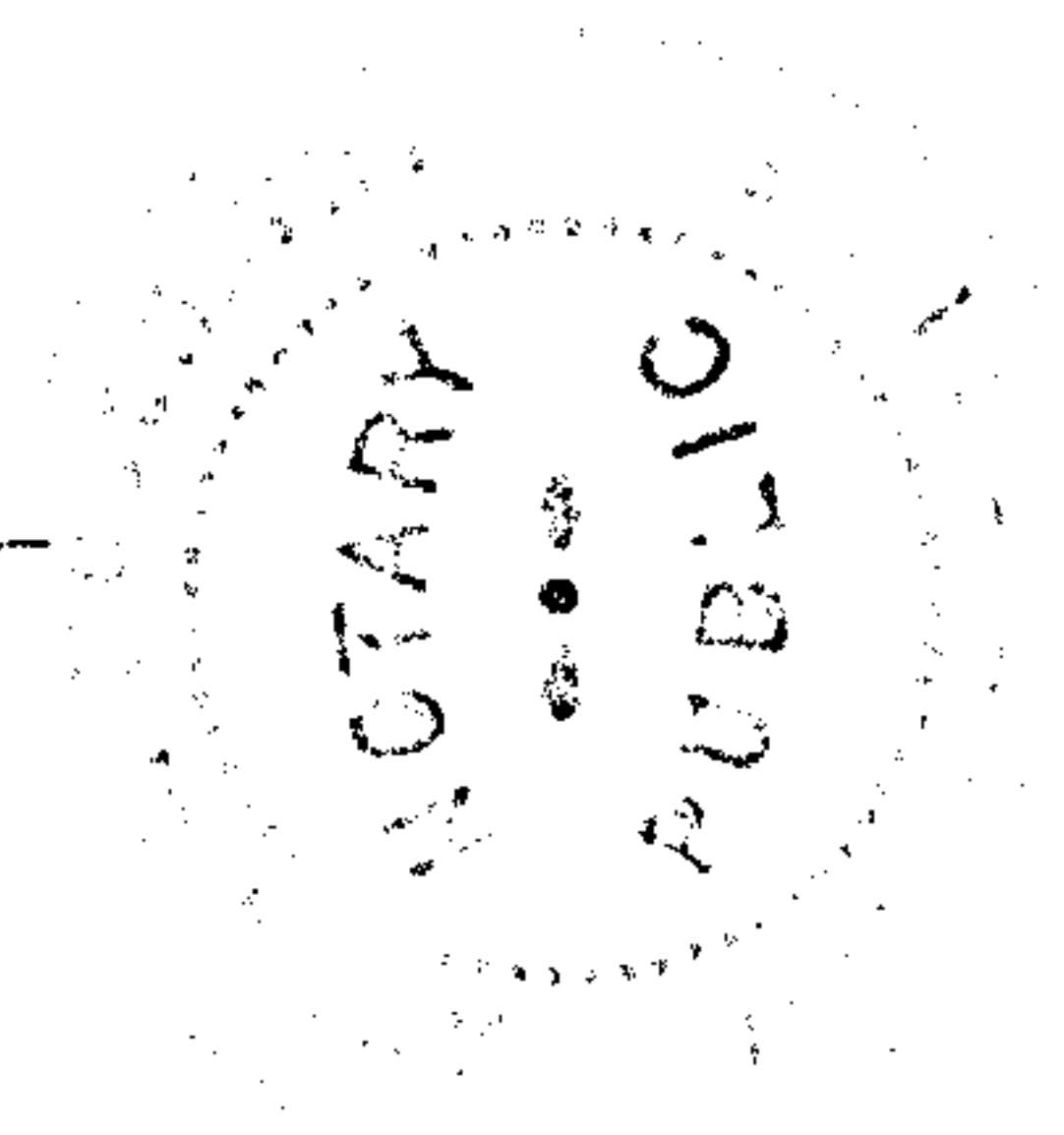



STATE OF ALABAMA   )  
JEFFERSON COUNTY   )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of Highland Lakes Residential Association, Inc., an Alabama nonprofit corporation, is signed to the foregoing Supplementary Declaration, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Supplementary Declaration, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 29<sup>th</sup> day of December, 2015.

James C. McConelly  
Notary Public  
My Commission Expires: June 29, 2018




  
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## EXHIBIT A

### DESCRIPTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION OF COMMON AREA TO BE ADDED TO HIGHLAND LAKES 18<sup>TH</sup> SECTOR.

COMMENCE AT THE EASTERN MOST CORNER OF LOT 1813 ACCORDING TO THE MAP OF HIGHLAND LAKES 18<sup>TH</sup> SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 26 PAGE 130 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA ; SAID POINT LYING ON THE WESTERLY RIGHT OF WAY OF SOUTHLEDGE DRIVE AND A COMMON CORNER OF LOTS 1813 AND 814 OF SAID RECORDED MAP; THENCE RUN NORTHWESTERLY ALONG SAID COMMON LOT LINE FOR 150 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND ALONG THE SOUTHERLY LOT LINES OF LOTS 1815, 1816, 1817, AND 1818 OF SAID RECORDED MAP FOR 593.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1818 AND A POINT ON THE EASTERLY BOUNDARY OF HIGHLAND LAKES 4<sup>TH</sup> SECTOR PHASE 1 AS RECORDED IN MAP BOOK 19 PAGE 79A IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA; THENCE TURN 80°54'17" LEFT AND RUN SOUTHWESTERLY AND ALONG SAID RECORDED MAP BOUNDARY FOR 154.87 FEET; THENCE TURN 30°41'36" LEFT AND RUN SOUTHERLY AND ALONG SAID RECORDED MAP BOUNDARY FOR 274.88 FEET; THENCE TURN 28°14'57" LEFT AND RUN SOUTHEASTERLY AND ALONG SAID RECORDED MAP BOUNDARY FOR 187.30 FEET; THENCE TURN 28°58'28" LEFT AND RUN SOUTHEASTERLY FOR 25.90 FEET TO THE NORTHERNMOST CORNER OF LOT 1802 ACCORDING TO THE MAP OF HIGHLAND LAKES 18<sup>TH</sup> SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 26 PAGE 131 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND ALONG THE BOUNDARY OF SAID RECORDED MAP FOR 114.08 FEET; THENCE TURN 53°55'35" LEFT AND RUN NORTHEASTERLY AND ALONG SAID RECORDED MAP BOUNDARY FOR 292.13 FEET; THENCE TURN 46°15'34" LEFT AND RUN NORTHEASTERLY AND ALONG SAID RECORDED MAP BOUNDARY FOR 184.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WOODCLIFF CIRCLE; THEN TURN 90°00'00" RIGHT AND RUN SOUTHEASTERLY AND ALONG SAID RIGHT OF WAY LINE FOR 24.71 FEET TO THE SOUTHWEST CORNER OF 1813 OF SAID RECORDED MAP ; THENCE TURN 90°00'00" LEFT AND RUN NORTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 1813 FOR 167.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 1813 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.  
SAID TRACT CONTAINING 6.15 ACRES MORE OR LESS

  
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