

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

Reference Record Map Book 48 Page 19

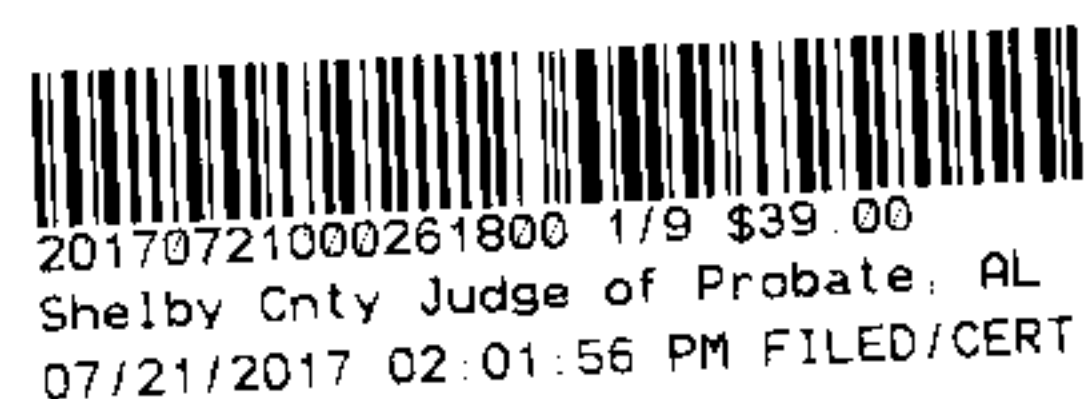
This Amendment to Declaration of Condominium made this 21<sup>st</sup> day of July, 2017, by Southlake Park Partners, LLC, successor in interest to Providence Park Partners II, LLC, an Alabama Limited Liability Company ("Developer"), for itself and its respective successors, grantees and assigns, pursuant 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 modifying the square footage in Units 100 and 150, in Building 4000 of Southlake Park, a Condominium located in the City of Hoover, Shelby County, Alabama.

This modification also changes percentages of Common Elements, Ownership and Liability which are based upon assigned square footage of Units. No other modifications are being made by this Instrument.

**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 as provided in Article II 2.02 of the Original Declaration of Condominium has reserved "the right to change the interior design and arrangement of all Units, to



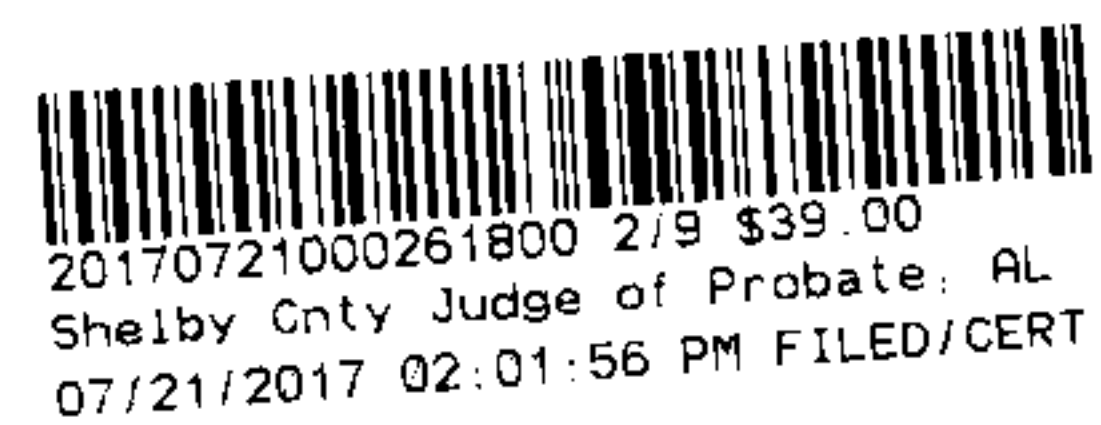
alter the boundaries between Units and to increase or decrease the number of Units so long as the Developer owns the Units so altered. Inclusion of the additional Units and changes in boundaries between Private elements, as heretofore provided, shall be reflected by an amendment to the Plan, and if necessary, an amendment to this Declaration pursuant to the Supplemental Declaration. An Amendment to the Plan or Declaration reflecting the inclusion of the additional Units or alteration of the boundaries of the Units owned by the Developer need only be signed and acknowledged only by the Developer and need not be approved by the Owners and eligible Mortgagees, whether or not such approval may elsewhere be required herein;" (Article II 2.02) and

Whereas, the Developer is the sole owner in fee of certain real property described in Exhibit "A" to this Eighth Amendment to the Declaration of Condominium of Southlake Park as described in Exhibit "A" and;

Now therefore, the undersigned Developer, Southlake Park Partners, LLC, hereby adopts, makes, requests, consents and submits this Amendment to the said Declaration:

(1) The Declaration is hereby Amended by submitting to the Phase V property as further described in this Eighth Amendment to the Declaration of Condominium of Southlake Park modified Units 100 and 150 to Office Building #4000 with four (4) Condominium Units. ( Units 200 and 250 remain in Building 4000, unchanged) together with associated improvements constructed on the Phase IV property and all easements, rights, interest appurtenant thereto to the Condominium form of ownership and to all terms, conditions, Restrictions and Limitations under the Declaration and as otherwise provided for under the Act.

(2) The Declaration is further amended by adding the following Exhibits, which are



incorporated herein for all purposes:

- A. Exhibit "A" Legal Descriptions of the Units 100 and 150, As Modified Descriptions and Graphic Floor Plans.
- B. Exhibit "B" reallocation of interest, including Phase I, Phase II, Phase III and Phase IV properties and all Condominium Units incorporated therein,

**In Witness Whereof**, the said Developer, Southlake Park Properties, LLC, has caused this Amendment to Declaration of Condominium to be executed as of the day and year first written above.

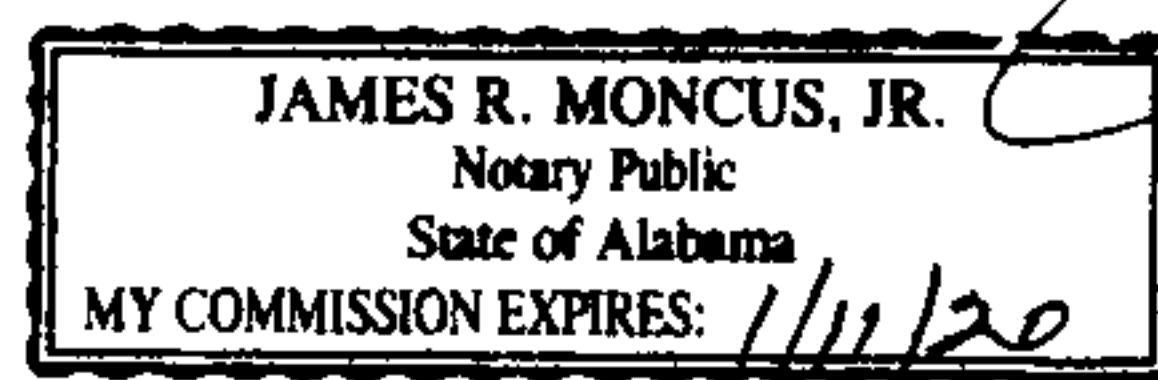
**Southlake Park Properties, LLC**  
**An Alabama Limited Liability Company**  
Byrom Building Corp., an Alabama Corporation

By: Marty Byrom  
Marty Byrom, Its President  
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 Eighth Amendment to 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 Eighth Amendment to 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 21<sup>st</sup> day of July 2017.



[Signature]  
Notary Public  
My Commission Expires: 1/11/20

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EXHIBIT "A"

**BUILDING 4000, UNIT 100, SOUTHLAKE PARK, PHASE V**

A one-story Condominium Building Unit with a finished floor elevation of approximately 509.94 feet (NAVD 1988) 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 Building 4000, UNIT 100 of the PLAT of SOUTHLAKE PARK, PHASE V, as recorded in PLAT BOOK 45, PAGE 98, in the Office of the Judge of Probate of Shelby County, Alabama; 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°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°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°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°40'19" from the chord of the aforesaid curve extended, Northeasterly 124.48 feet along the Southeasterly Right-of-Way line of Valleydale Road; thence continue Northeasterly 74.97 feet along the Southeasterly Right-of-Way line of Valleydale Road; thence an interior angle left, counter-clockwise, 158°05'40" (being a deflection angle of right 21°54'20") and continue Northeasterly 241.66 feet along the Southeasterly Right-of-Way line of Valleydale Road; thence right 88°05'53" Southeasterly 363.76 feet; thence right 90°00'00" Southwesterly 81.10 feet to the POINT OF BEGINNING; thence continue along the same course Southwesterly 19.00 feet; thence right 90°00'00" Northwesterly 15.64 feet; thence left 90°00'00" Southwesterly 2.00 feet; thence right 90°00'00" Northwesterly 5.42 feet; thence left 90°00'00" Southwesterly 4.00 feet; thence right 90°00'00" Northwesterly 28.92 feet; thence right 90°00'00" Northeasterly 25.00 feet; thence right 90°00'00" Southeasterly 50.00 feet to the POINT OF BEGINNING.


  
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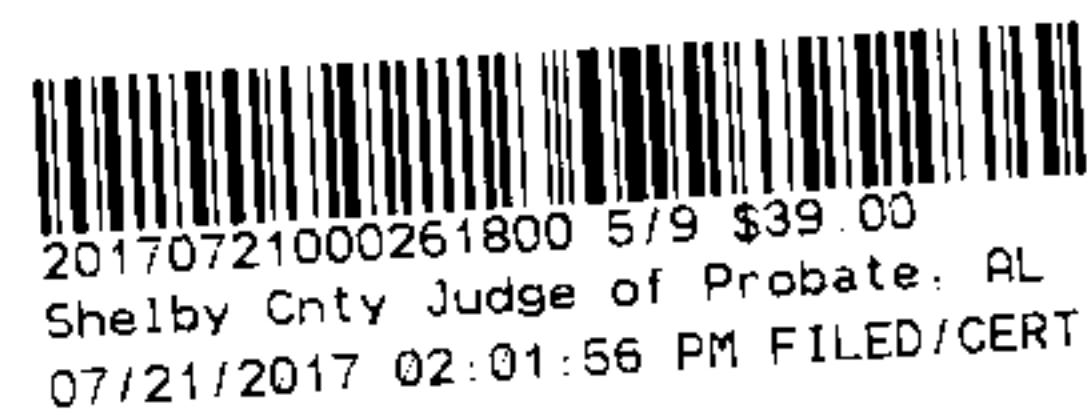


EXHIBIT "A"

**BUILDING 4000, UNIT 150, SOUTHLAKE PARK, PHASE V**

A one-story Condominium Building Unit with a finished floor elevation of approximately 509.94 feet (NAVD 1988) 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 Building 4000, UNIT 150, of the PLAT of SOUTHLAKE PARK, PHASE V, as recorded in PLAT BOOK 45, PAGE 98, in the Office of the Judge of Probate of Shelby County, Alabama; being more particularly described as follows:

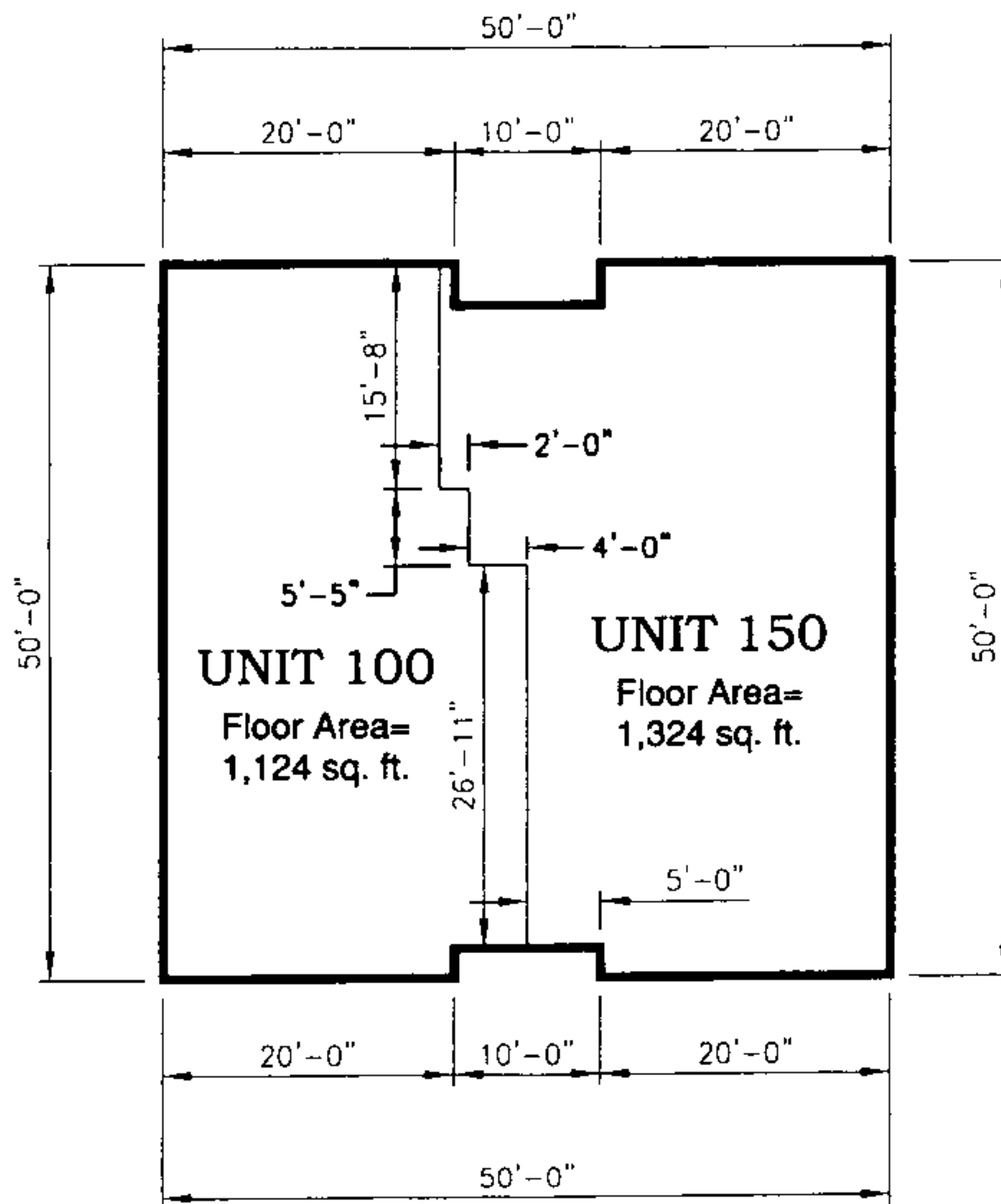
Commence at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 20, Township 19 South, Range 2 West, City of Hoover, Shelby County, Alabama; thence run Westerly along the Quarter-Quarter line a distance of 313.40 feet; thence continue Westerly along the Quarter-Quarter line 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; 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 363.76 feet; thence right  $90^{\circ}00'00''$  Southwesterly 100.10 feet to the POINT OF BEGINNING; thence right  $90^{\circ}00'00''$  Northwesterly 15.64 feet; thence left  $90^{\circ}00'00''$  Southwesterly 2.00 feet; thence right  $90^{\circ}00'00''$  Northwesterly 5.42 feet; thence left  $90^{\circ}00'00''$  Southwesterly 4.00 feet; thence right  $90^{\circ}00'00''$  Northwesterly 28.92 feet; thence left  $90^{\circ}00'00''$  Southeasterly 25.00 feet; thence left  $90^{\circ}00'00''$  Southeasterly 50.00 feet; thence left  $90^{\circ}00'00''$  Northeasterly 31.00 feet to the POINT OF BEGINNING.



# *SOUTHLAKE PARK PHASE V*

*BEING A RESURVEY OF THE PLAT OF SOUTHLAKE PARK PHASE IV AS  
RECORDED IN MAP BOOK 42, PAGE 143,  
AND BEING*

*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*



**FIRST FLOOR  
BUILDING NO. 4000  
FRONT - VALLEYDALE ROAD SIDE**

COMMON AREA WALLS

Prepared by:

**C&E**

*Carr & Associates Engineers, Inc.  
153 Cahaba Valley Parkway  
Pelham, Alabama 35124*

*(205) 664-8498 Fax - (205) 664-9685*

*CADD: 23-191 Bldg. 4000 Exhibit Date: June 2017*

*Cadd Operator: GPJ*



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## EXHIBIT "B"

### EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM SOUTHLAKE PARK, A CONDOMINIUM

<u>Unit Description</u>	<u>Votes &amp; Assigned Square Footage</u>	<u>% of Common Elements Ownership &amp; Liabilities</u>
Building 1000 - Unit 100	2,000	0.03125
Building 1000 - Unit 150	2,000	0.03125
Building 1000 - Unit 200	2,000	0.03125
Building 1000 - Unit 250	2,000	0.03125
<b><u>Total Building 1000</u></b>	<b><u>8,000</u></b>	

<u>Unit Description</u>	<u>Votes &amp; Assigned Square Footage</u>	<u>% of Common Elements Ownership &amp; Liabilities</u>
Building 1500 - Unit 100	1,500	0.0234
Building 1500 - Unit 150	1,500	0.0234
Building 1500 - Unit 200	1,500	0.0234
Building 1500 - Unit 250	1,500	0.0234
<b><u>Total Building 1500</u></b>	<b><u>6,000</u></b>	


<u>Unit Description</u>	<u>Votes &amp; Assigned Square Footage</u>	<u>% of Common Elements Ownership &amp; Liabilities</u>
Building 2000 - Unit 100	2,500	0.0390
Building 2000 - Unit 150	2,105	0.0328
Building 2000 - Unit 200	2,000	0.0312
Building 2000 - Unit 250	2,000	0.0312
<b><u>Total Building 2000</u></b>	<b><u>8,000</u></b>	

  
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<u>Unit Description</u>	<u>Votes &amp; Assigned Square Footage</u>	<u>% of Common Elements Ownership &amp; Liabilities</u>
Building 2500 - Unit 100	2,500	0.0390
Building 2500 - Unit 150	2,500	0.0390
Building 2500 - Unit 200	2,500	0.0390
Building 2500 - Unit 250	2500	0.0390
<b><u>Total Building 2500</u></b>	<b><u>10,000</u></b>	

<u>Unit Description</u>	<u>Votes &amp; Assigned Square Footage</u>	<u>% of Common Elements Ownership &amp; Liabilities</u>
Building 3000 - Unit 100	2,750	0.0429
Building 3000 - Unit 150	2,750	0.0429
Building 3000 - Unit 200	2,750	0.0429
Building 3000 - Unit 250	2,750	0.0429
<b><u>Total Building 3000</u></b>	<b><u>11,000</u></b>	

<u>Unit Description</u>	<u>Votes &amp; Assigned Square Footage</u>	<u>% of Common Elements Ownership &amp; Liabilities</u>
Building 4000 - Unit 100	1,146	0.0170
Building 4000 - Unit 150	1,354	0.0201
Building 4000 - Unit 200	1,250	0.0195
Building 4000 - Unit 250	1,250	0.0195
<b><u>Total Building 4000</u></b>	<b><u>5,000</u></b>	


  
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<u>Unit Description</u>	<u>Votes &amp; Assigned Square Footage</u>	<u>% of Common Elements Ownership &amp; Liabilities</u>
Building 5000 - Unit 100	2,500	0.0390
Building 5000 - Unit 150	2,500	0.0390
Building 5000 - Unit 200	2,500	0.0390
Building 5000 - Unit 250	2,500	0.0390
<b><u>Total Building 5000</u></b>	<b><u>10,000</u></b>	

<u>Unit Description</u>	<u>Votes &amp; Assigned Square Footage</u>	<u>% of Common Elements Ownership &amp; Liabilities</u>
Building 5500 - Unit 100	1,500	0.0234
Building 5500 - Unit 150	1,500	0.0234
Building 5500 - Unit 200	1,500	0.0234
Building 5500 - Unit 250	1,500	0.0234
<b><u>Total Building 5500</u></b>	<b><u>6,000</u></b>	

<b>TOTAL SQUARE FOOTAGE:</b>	<b><u>64,000</u></b>	<b>100%</b>
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