

This instrument
should be returned to:
Blackridge Partners LLC
3545 Market Place
Hoover, Al 35226



20171204000433490 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
12/04/2017 01:52:46 PM FILED/CERT

**FIRST AMENDMENT TO
BLACKRIDGE RESIDENTIAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS FIRST AMENDMENT TO BLACKRIDGE RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Amendment") is made and entered into as of the 4th day of December, 2017 by **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company ("Developer").

R E C I T A L S:

Developer has heretofore caused certain real property to be submitted to the terms and provisions of the Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated as of December 4, 2017 which has been recorded as Instrument 20171204000433490 in the Office of the Judge of Probate of Shelby County, (collectively, the "Declaration"). *Capitalized terms not otherwise expressly defined herein shall have the same meaning given to them in the Declaration.*

Developer is the owner of that certain real property (the "Additional Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A-1 attached hereto and incorporated herein by reference.

Pursuant to Section 2.02 of the Declaration, Developer desires to submit the Additional Property to all of the terms and provisions of the Declaration.

NOW, THEREFORE, in consideration of the premises, the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer does hereby agree as follows:

1. **Additional Property.** Pursuant to the terms and provisions of Section 2.02 of the Declaration, Developer does hereby declare that the Additional Property described in Exhibit A hereto shall be and hereby is submitted to all of the terms and provisions of the Declaration and that the Additional Property shall be held, developed, improved, transferred, sold, conveyed, leased, occupied and used subject to all of the easements, covenants, conditions, restrictions, Assessments, charges, liens and regulations set forth in the Declaration, which shall

be binding upon and inure to the benefit of all parties acquiring or having any right, title or interest in any portion of the Additional Property and their respective heirs, executors, administrators, personal representatives, successors and assigns. From and after the date hereof, all references in the Declaration to the Property shall mean and include the Additional Property described in Exhibit A-1 hereto, the original Property described in the Declaration, and any other Additional Property which has been added to the terms and provision of the Declaration

2. **Full Force and Effect.** Except as expressly modified and amended by this Amendment, all of the terms and provisions of the Declaration shall remain in full force and effect and are hereby ratified, confirmed and approved.

[Signatures on the following pages]


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EXHIBIT A

Legal Description of Additional Property

Final Plat of the Residential Subdivision of Blackridge Phase 1B, as recorded in the Office of the Judge of Probate for Shelby County, Alabama in Map Book 48, Pages 84A and 84B.



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IN WITNESS WHEREOF, Developer has caused this Amendment to be executed as of the day and year first above written.

BLACKRIDGE PARTNERS, LLC, an Alabama limited liability company

By: [Signature]
Printed Name: Jonathan Becker
Title: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that JONATHAN BECKER whose name as PRESIDENT of Blackridge Partners, 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, as such PRESIDENT and with full authority, executed the same voluntarily for and as the act of such limited liability company.

Given under my hand and official seal this the 30 day of NOV, 2017

[Signature]
Notary Public
My Commission Expires: 4-5-2020

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GARY JONES
NOTARY PUBLIC, STATE OF ALABAMA
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
APRIL 05, 2020

This instrument prepared by
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