

FOURTH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS
EASEMENTS AND AGREEMENTS FOR AMMERSEE LAKES

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, Bagley Properties L.L.C. ("Developer") as the fee simple title holder of certain real property located and situated in the city of Montevallo, Shelby County, Alabama, did heretofore subdivide said property into 84 Lots ("Lots"). The first 42 lots as shown and described in Map and Survey of Ammersee Lakes Subdivision, First Sector, as recorded in Map Book 28 Page 98 A and B; and the second 42 lots as shown and described in Map and Survey of Ammersee Lakes Subdivision, Second Sector as recorded in Map Book 36 Page 7 and Map Book 36 Page 99 in the Office of the Judge of Probate Shelby County, Alabama; and

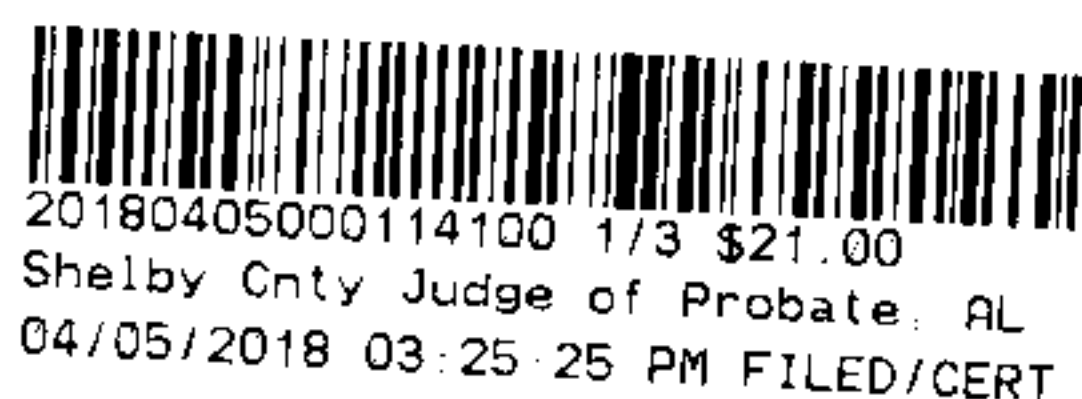
WHEREAS, Developer did subject each of the Lots in Ammersee Lakes First and Second Sector to the covenants, easements, restrictions, conditions, uses, limitations and affirmative obligations set forth in the Declaration of Protective Covenants, Restrictions, Easements and Agreements for Ammersee Lakes (the "Declaration") recorded in instrument No. 2001-29304 in said Probate Office: and

WHEREAS, Developer did amend the Declaration by Amendments to the Protective Covenants of Ammersee Lakes Subdivision ("the Amendments") RECORDED IN INSTRUMENT Numbers; 20030929000655100, 20051031000564250, 20140915000288760, in said Probate Office; and

WHEREAS, Developer desires to further amend the Declaration, NO. 2001-29304 and the Second Amendment NO. 20051031000564250.

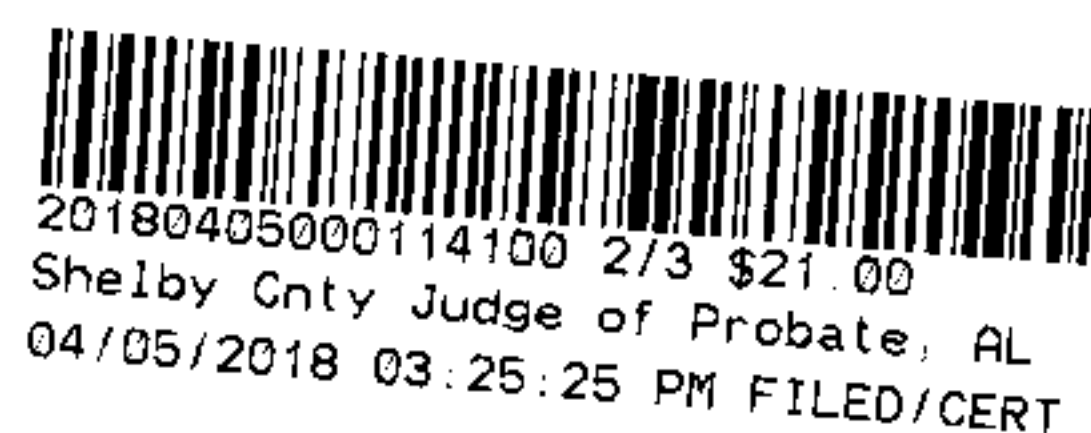
NOW THEREFORE, the Developer does upon the recording of this FOURTH AMENDMENT to the Declaration, Declare and make each lots included in Ammersee Lakes Subdivision, Second Sector, Subject to the identical covenants, easements restrictions, conditions, uses, limitations and affirmative obligations set forth in the declaration, as amended, except as here in after modified and amended.

1. Paragraph 1, Page 2 of Second Amendment No. 20051031000564250 is hereby amended as to Sector Two by deleting Entire paragraph and substituting the following;



Ammersee Lakes Subdivision Sector Two shall consist of Lots 4a through 45a as shown and described on the Amended map and survey of Ammersee Lakes Subdivision Sector Two, as recorded in Map Book 36 Page 99 in said Probate Office'

2. Last paragraph of page 2 and the first 2 lines of page 3 of Second Amendment No. 2005103000564250 is hereby amended as to Sector Two by deleting entirely No. 5, the last paragraph of page 2 and the first 2 lines of page 3 of above mentioned Second Amendment, and substituting the following, which therefor shall apply to all Lots in Sector 2 Ammersee Lakes Subdivision.
 - A. No residential structure subsequently erected or placed on said Lots shall contain less than one thousand four hundred (1400) square feet of heated living area on main, ground level of a one-story dwelling, exclusive of porches and garages. Any one and one-half (1 ½) story dwelling must also contain the same one thousand four hundred (1400) Square feet of heated living area on main, ground level of the dwelling exclusive of porches and garages. The Developer has the right to grant reasonable Variances as long as the overall square footage meets or exceeds these minimum requirements.
 - B. No residential structure subsequently erected or placed on said Lots shall Be built with less than true 9 foot ceilings on the main ground floor.
 - C. No residential structure subsequently erected or placed on said Lots shall Be built with less than 8/12 Pitch on any roof section.
 - D. No residential structure subsequently erected or placed on said Lots shall Be built without and attached 2 car garage.
 - E. No residential structure subsequently erected or placed on said Lots shall Be built without gutters on all roofs and fascia board that are parallel to the Ground.
 - F. No residential structures subsequently erected or placed on said Lots shall Be built without the whole front face of the structure being built of brick; with sides and back of structure being brick, wood, hardy board, or vinyl. There shall Be no exposed concrete or concrete block.
 - G. No Split level or Split Foyer or Basement residential structures shall be erected or Placed on said lots.
3. For ease of construction; Greenbelts will not go into effect on any Lots in Ammersee Lakes subdivision until after the residential structure subsequently erected or placed on each specific Lot is constructed and a Certificate of Occupancy for that structure is granted by the city of Montevallo, Alabama.



4. Notwithstanding anything to the contrary contained herein, the Amendments set forth in paragraphs numbered 1,2, and 3 hereof shall apply only to Ammersee Lakes Subdivision, Second Sector.

IN WITNESS WHEREOF, the undersigned has caused this Fourth Amendment to The Declaration to be executed on this 5th day of April, 2018.

BAGLEY PROPERTIES L.L.C.

BY: Thomas Douglas Bagley

THOMAS DOUGLAS BAGLEY

MEMBER

**THE STATE OF ALABAMA
SHELBY COUNTY**

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said state, hereby Certify that Thomas Douglas Bagley, whose name as Member of Bagley Properties, L.L.C., a limited liability Company, is signed to the foregoing Fourth Amendment to Declaration of Protective Covenants, Restrictions, Easements and Agreements for Ammersee Lakes, and who is known to me, acknowledged before me on this day, that being informed of the contents of said Fourth Amendment to Declaration of Protective Covenants,, Restrictions, Easements and Agreements for Ammersee Lakes, he, as such Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 5th day of April, 2018.

Heberah Lynn Horton

NOTARY PUBLIC

My Commission expires 3-28-20



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Shelby Cnty Judge of Probate, AL
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