

Courtyard Manor Home Owners' Association, Inc.; Approved Amendments to the Declaration of Protective Covenants, Restrictions and Easements for Courtyard Manor (10/23/18)

No. 1: Article I, Section 2, sub-paragraph (a) entitled "Dwellings and Building Location" is hereby deleted in its entirety and replaced with the following:

All home plans used in the subdivision, Courtyard Manor, shall be consistent with the exiting "Old World" architecture shall be approved by the Architectural Control Committee (ACC). No changes in the plans or deviation from the approved plans shall be used or permitted unless expressly approved in writing in advance by the ACC. All homes shall have a minimum of 2500 square feet living area. Living area be defined as heated finished area not to include porches, garages, basements, carports or attics.

No. 2: Article I, Section 9 entitled " Storage of Boats, Trailers, Recreational Vehicles or Other Vehicles" is hereby restated in its entirety to modify and clarify changes inappropriately referenced in the 3/2/18 Amendment to the Declaration of Protective Covenants as follows:

No motor homes, boats, trailers, campers, service trucks or other service vans shall be parked or stored in any subdivision location that shall be visible from the street in excess of **24** hours. No wrecked or disabled automobiles or other vehicles other than operating vehicles shall be stored or located on any lot. Not more than two (2) automobiles to be parked at street at the same time. Automobiles parked on the street cannot impede **the delivery of mail** or the flow of traffic in the subdivision. Under no circumstances shall automobiles be routinely parked on subdivision streets. No automobiles shall be parked on street overnight. All garage doors shall be kept closed at all times except to exit and enter so as to maintain a clean, neat, and orderly exterior appearance.

No. 3: Article I, Section 11 entitled "Animals" is hereby amended to insert the word "of" instead of "or" in the first sentence.

No 4: Article I, Section 12 entitled "Subdividing" is hereby re-titled and modified as follows:

Subdividing or Combining of Lots: No lot shall be subdivided or combined with another lot without the approval of the Board.

No. 5: Article I, Section 19 is hereby amended to add the word "roads" to the third sentence which will than read as follows:

During construction, all builders must keep the homes, garages, roads and building sites clean.

No. 6: Article I, Section 20 entitled "Work Completion" is hereby amended to insert the words "within nine (9) months" instead of "within twelve (12) months" in the first sentence.

No. 7: Article 1, Section 25 entitled "Swimming Pools" is hereby amended to add the following sentence to the end of the Section:

No above ground pools shall be allowed.

No. 8: Article I, Section 32 entitled "Developer Control" is hereby amended to modify the last sentence to read as follows:

The Architectural Control Committee, under the general guidance of the Board, shall approve all house plans and execute other assignments as outlined in Article I, Section 32 (A).

No. 9: Article I, Section 32 (A), subparagraph (a) entitled "Builder Regulation and Approval" is hereby deleted in its entirety and replaced with the following:

The Architectural Control Committee (ACC) shall from time to time propose, for Board approval, changes to the rules and regulations applicable to all builders, general contractors and subcontractors who are engaged in the Construction of Improvements on any Lot or dwelling within the Property.

No. 10: Article III, Section 2 entitled "Purposes of Charges" is hereby amended to insert the words "in Articles I, II and III" instead of "in Article III" in the first sentence. Also add the words "(voting in person or proxy) after the words "(2/3) of lots" in the first sentence.

No. 11: Article III, Section 5 entitled "Date of Commencement of Annual Charge: Due Dates." Is hereby amended to add the following:

- Add the word "dues," after the word "assessments" in the first sentence.
- Add the word "Annual" before the word "charge" in the third sentence.
- Add the following sentence to the end of the Section, "Annual Charges shall be considered delinquent if not paid by the due date and subject to a "late charge" as determined by the Board in addition to other charges as specified in the Declarations".

No. 12: Article III, Section 8 is hereby deleted in its entirety

No. 13: Article V, Section 2 is hereby amended to replace the letter "n" with the word "no" in the first sentence.

No. 14: Article V, Section 3 is hereby amended to add the following to the end of the Section:

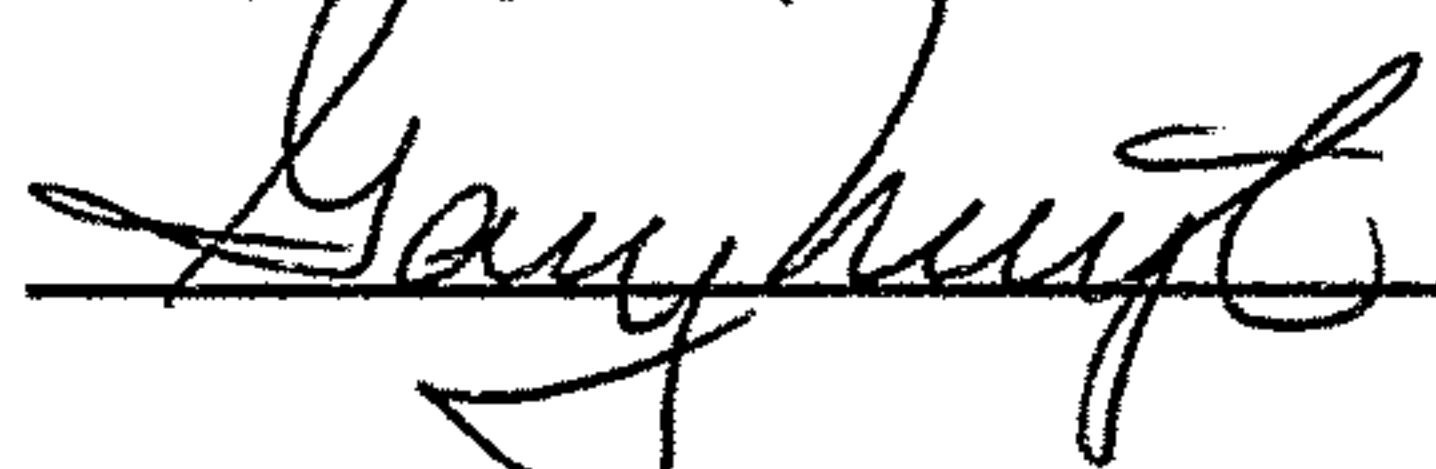
"Upon turnover of the subdivision, the Homeowners Association Board will elect a Chairperson to oversee the responsibilities of the ACC. This Chairperson, with concurrence from the Board, can add additional lot owners to the Committee to assist in executing the ACC responsibilities."

No. 15: Article V, Section 5, subparagraph (b) entitled "Power and Duties" is hereby amended to replace the words "Architectural Control Committee" with "Courtyard Manor Homeowners Associate, Inc." in the second sentence.

No. 16: Article VI, Section 4 entitled "Amendment by the ACC" is hereby deleted in its entirety

The above 16 amendments to the Courtyard Manor Homeowners Association, Inc Declarations of Covenants has been duly adapted during the October 23, 2018, Annual Meeting.

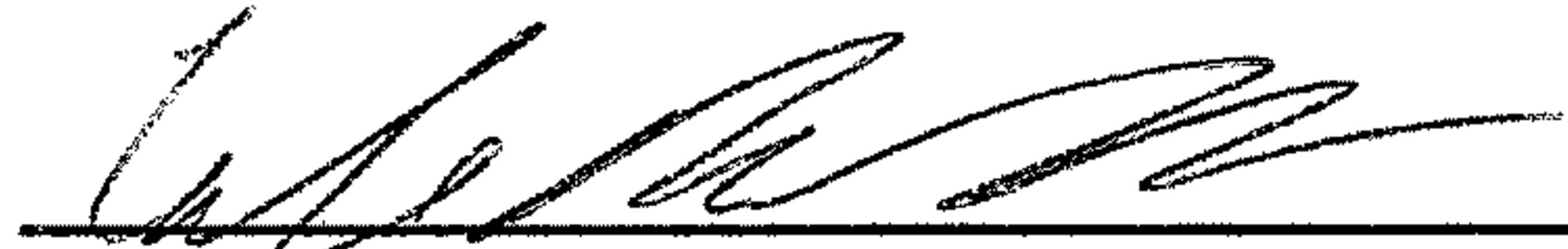
Gary Muylt, President, Courtyard Manor HOA



Date

10-27-18

Caleb Boullion, Vice President, Courtyard Manor HOA



Date

10-27-18

Carter Wood, Treasurer, Courtyard Manor HOA



Date

10-27-18



Filed and Recorded
Official Public Records
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Clerk
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Allie S. Bayl