THIS INSTRUMENT PREPARED BY:

Kelly Thrasher Fox, Esq. Hand Arendall Harrison Sale LLC 1801 Fifth Avenue North, Suite 400 Birmingham, AL 35203 205-502-0122

STATE OF ALABAMA COUNTY OF SHELBY

AMENDMENT TO DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR CHELSEA PARK, A RESIDENTIAL SUBDIVISION, 15TH SECTOR

THIS AMENDMENT TO DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS (this "Amendment") is made this 22 day of April, 2019 (the "Effective Date"), by D.R. Horton, Inc. – Birmingham, an Alabama corporation ("D.R. Horton"), and Chelsea Park Residential Association, Inc., an Alabama nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, Chelsea Park Holding, LLC, a Delaware limited liability company ("Chelsea Park Holding"), is the successor developer of Chelsea Park Subdivision (the "Subdivision") pursuant to that certain Statutory Warranty Deed, dated September 15, 2011, as recorded in Instrument 20110915000274050 in the Probate Office of Shelby County, Alabama. The Subdivision is subject to the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama (the "Master Declaration"), and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park, 7th Sector, as recorded in Instrument 20061229000634370 in said Probate Office, as amended and supplemented by the Supplementary Declaration and Amendment as recorded in Instrument 20151230000442850 in said Probate Office (collectively, the "7th Sector Declaration"). The Association was established pursuant to the Master Declaration for the purpose of exercising the rights, duties and powers vested in the Association under the terms of the Master Declaration and the various Sector Covenants, including without limitation, the 7th Sector Declaration.

WHEREAS, on January 12, 2018, Chelsea Park Holding transferred to D.R. Horton all of its right, title and interest in and to the real property described on Exhibit A hereto (the "15th Sector Property"), which is in close proximity to the Subdivision, pursuant to that certain Warranty Deed recorded on January 22, 2018 as Instrument 20180122000020610 in the Probate Office of Shelby County, Alabama.

20190617000212480 1/10 \$44.00 20190617000212480 1/10 \$44.00 Shelby Cnty Judge of Probate, AL 36/17/2019 10:48:55 AM FILED/CERT WHEREAS, on January 12, 2018, Chelsea Park Holding assigned to D.R. Horton its right to add the 15th Sector Property as Additional Property to the Master Declaration as provided for in Section 2.2 of the Master Declaration pursuant to that certain Partial Assignment of Developer's Rights recorded on January 22, 2018 as Instrument 20180122000020660 in the Probate Office of Shelby County, Alabama.

WHEREAS, D.R. Horton has subdivided and developed the 15th Sector Property into Lots as part of the Subdivision as shown on the plat of subdivision for Chelsea Park, 15th Sector recorded at Map Book 50, Pages 62A & B in the Probate Office of Shelby County, Alabama depicted on Exhibit B hereto (the "15th Sector Plat").

WHEREAS, the 15th Sector Property has already been subjected to the provisions of the 7th Sector Declaration.

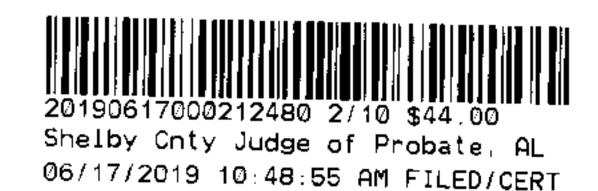
WHEREAS, D.R. Horton and the Association desire to amend the Master Declaration in accordance with the terms and conditions hereof.

Amendment:

NOW THEREFORE, D.R. Horton and the Association hereby amend the Master Declaration as follows:

- 1. <u>Capitalized Terms</u>. Capitalized terms used herein unless otherwise defined herein shall have the meaning ascribed to such terms in the Master Declaration.
- 2. <u>Recitals</u>. The foregoing recitals are true and correct in all material respects and form an integral part of this Amendment, the same as if said recitals were included in the numbered paragraphs hereof.
- 3. Annexation of 15th Sector Property. The 15th Sector Property, including any improvements located thereon and hereafter constructed, is hereby annexed and subjected to the provisions of the Master Declaration, and such property shall be held, sold, transferred, conveyed, used, and occupied subject to the covenants, conditions, restrictions, easements, and terms set forth in the Master Declaration, as amended hereby. Upon the recording of this Amendment in the Probate Office of Shelby County, Alabama, each lot shown on the 15th Sector Plat shall be a "Lot" and all common areas shown on the 15th Sector Plat shall be "Common Area," as those terms are defined in the Master Declaration.
- 4. <u>Continued Effectiveness</u>. All of the applicable terms, conditions and provisions of the Master Declaration, as hereby supplemented and amended, are in all respects hereby ratified and reaffirmed, and the Master Declaration and this Amendment shall be read, taken, and construed as one and the same instrument. References in the Master Declaration and all exhibits thereto shall be deemed to be references to the Master Declaration as amended by this Amendment.

[Remainder of Page Intentionally Left Blank]



IN WITNESS WHEREOF, D.R. Horton has executed this Amendment by and through its duly authorized representative as of the date first set forth above.

D. R. Horton, Inc. - Birmingham,

An Alabama corporation

By: Andrew Hancock

As Its Division President

STATE OF ALABAMA COUNTY OF Shelly

{SEAL}

I, the undersigned notary public in and for said state and county, hereby certify that, Andrew Hancock, whose name as the Division President of D. R. Horton, Inc. - Birmingham, an Alabama corporation, 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 this instrument, 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 this 5th day of June

NOTARY PUBLIC

My Commission Expires: Nov. 7, 2019

Shelby Cnty Judge of Probate, AL 06/17/2019 10:48:55 AM FILED/CERT IN WITNESS WHEREOF, the Association has executed this Amendment by and through its duly authorized representative as of the date first set forth above.

ASSOCIATION:

Chelsea Park Residential Association, Inc.

An Alabama corporation

By:

ame Douglas D. 13

STATE OF ALABAMA
COUNTY OF Jeffers

I, the undersigned notary public in and for said state and county, hereby certify that, Douglas D. Eclellana, whose name as the President +CE of Chelsea Park Residential Association, Inc., a corporation, 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 this instrument, he/she, 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 this 22 day of 4

My Comm. Expires

June 2, 2019

2019

{SEAL}

NOTARY PUBLIC

My Commission Expires:

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EXHIBIT A 15th SECTOR PROPERTY

PARCEL A

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, THE SOUTHEAST 1/4 OF SECTION 30, THE NORTHEAST 1/4 OF SECTION 31, THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST SHELBY COUNTY, ALABAMA THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID QUARTER SECTION FOR 654.05 FEET,; TO THE POINT OF BEGINNING: THENCE RUN NORTH 04 DEGREES 23 MINUTES 18 SECONDS WEST FOR 345.71 FEET; THENCE RUN NORTH 85 DEGREES 42 MINUTES 59 SECONDS WEST FOR 169.42 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 50 SECONDS WEST FOR 114.91 FEET; THENCE RUN SOUTH 88 DEGREES 08 MINUTES 18 SECONDS WEST FOR 177.81 FEET; THENCE RUN NORTH 78 DEGREES 33 MINUTES 11 SECONDS WEST FOR 73.63 FEET; THENCE RUN SOUTH 59 DEGREES 35 MINUTES 50 SECONDS WEST FOR 148.28 FEET; THENCE RUN SOUTH 09 DEGREES 43 MINUTES 30 SECONDS WEST FOR 99.85 FEET; THENCE RUN SOUTH 16 DEGREES 07 MINUTES 39 SECONDS EAST FOR 106.30 FEET; THENCE RUN SOUTH 03 DEGREES 39 MINUTES 08 SECONDS WEST FOR 152.50 FEET; THENCE RUN SOUTH 20 DEGREES 21 MINUTES 06 SECONDS WEST FOR 52.20 FEET; THENCE RUN SOUTH 21 DEGREES 35 MINUTES 21 SECONDS WEST FOR 87.67 FEET; THENCE RUN SOUTH 01 DEGREES 28 MINUTES 53 SECONDS EAST FOR 113.74 FEET; THENCE RUN SOUTH 03 DEGREES 33 MINUTES 43 SECONDS EAST FOR 161.20 FEET; THENCE RUN SOUTH 46 DEGREES 10 MINUTES 20 SECONDS EAST FOR 124.19 FEET; THENCE RUN SOUTH 43 DEGREES 49 MINUTES 40 SECONDS WEST FOR 24.83 FEET; THENCE RUN SOUTH 46 DEGREES 10 MINUTES 20 SECONDS EAST FOR 60.00 FEET; THENCE RUN NORTH 43 DEGREES 49 MINUTES 40 SECONDS EAST FOR 19.68 FEET; THENCE RUN SOUTH 46 DEGREES 10 MINUTES 20 SECONDS EAST FOR 129.35 FEET; THENCE RUN NORTH 65 DEGREES 20 MINUTES 36 SECONDS EAST FOR 599.77 FEET; THENCE RUN NORTH 06 DEGREES 45 MINUTES 15 SECONDS WEST FOR 281.25 FEET; THENCE RUN NORTH 04 DEGREES 23 MINUTES 18 SECONDS WEST FOR 157.34 FEET TO THE POINT OF BEGINNING

SAID TRACT OF LAND CONTAINING 659,319.06 SQ. FT. OR 15.14 ACRES MORE OR LESS.

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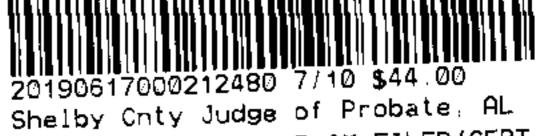
PARCEL B

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND THE NORTHEAST QUARTER OF SECTION 31, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 08 MINUTES 28" WEST FOR 63.98 FEET TO THE TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN NORTH 27 DEGREES 51 MINUTES 56 SECONDS EAST FOR 28.37 FEET; THENCE RUN NORTH 15 DEGREES 47 MINUTES 01 SECONDS WEST FOR 155.60 FEET; THENCE RUN NORTH 63 DEGREES 20 MINUTES 31 SECONDS WEST FOR 127.79 FEET; THENCE RUN SOUTH 87 DEGREES 31 MINUTES 22 SECONDS WEST FOR 226.12 FEET; THENCE RUN SOUTH 40 DEGREES 24 MINUTES 09 SECONDS WEST FOR 590.69 FEET; TO A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, A CHORD BEARING OF NORTH 41 DEGREES 04 MINUTES 23 SECONDS WEST, AND A CHORD LENGTH OF 138.89 FEET; THENCE RUN ALONG SAID ARC FOR 140.90 FEET; TO A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 19 DEGREES 38 MINUTES 08 SECONDS EAST, AND A CHORD LENGTH OF 34.66 FEET; THENCE RUN ALONG SAID ARC FOR 38.30 FEET; THENCE RUN NORTH 26 DEGREES 28 MINUTES 29 SECONDS WEST FOR 60.00 FEET; TO A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 13 MINUTES 01 SECONDS WEST, AND A CHORD LENGTH OF 29.75 FEET; THENCE RUN ALONG SAID ARC FOR 29.80 FEET; THENCE RUN SOUTH 74 DEGREES 54 MINUTES 31 SECONDS WEST FOR 77.71 FEET; THENCE RUN SOUTH 14 DEGREES 56 MINUTES 05 SECONDS EAST FOR 60.00 FEET; THENCE RUN NORTH 74 DEGREES 54 MINUTES 31 SECONDS EAST FOR 13.84 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 63 DEGREES 31 MINUTES 29 SECONDS EAST, AND A CHORD LENGTH OF 33.17 FEET; THENCE RUN ALONG SAID ARC FOR 36.27 FEET; TO A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING OF SOUTH 53 DEGREES 31 MINUTES 08 SECONDS EAST, AND A CHORD LENGTH OF 314.04 FEET: THENCE RUN ALONG SAID ARC FOR 330.50 FEET; THENCE RUN SOUTH 04 DEGREES 55 MINUTES 15 SECONDS WEST FOR 95.00 FEET; THENCE RUN SOUTH 76 DEGREES 27 MINUTES 32 SECONDS EAST FOR 65.62 FEET; THENCE RUN SOUTH 86 DEGREES 01 MINUTES 14 SECONDS EAST FOR 67.94 FEET; THENCE RUN NORTH 85 DEGREES 13 MINUTES 31 SECONDS EAST FOR 70.56 FEET; THENCE RUN NORTH 66 DEGREES 18 MINUTES 14 SECONDS EAST FOR 70.43 FEET; THENCE RUN NORTH 49 DEGREES 53 MINUTES 28 SECONDS EAST FOR 70.42

FEET; THENCE RUN NORTH 45 DEGREES 39 MINUTES 18 SECONDS EAST FOR 62.68 FEET; THENCE RUN NORTH 43 DEGREES 35 MINUTES 03 SECONDS EAST FOR 255.00 FEET; THENCE RUN NORTH 47 DEGREES 06 MINUTES 57 SECONDS EAST FOR 131.20 FEET; THENCE RUN NORTH 27 DEGREES 51 MINUTES 56 SECONDS EAST FOR 45.72 FEET TO THE POINT OF BEGINNING

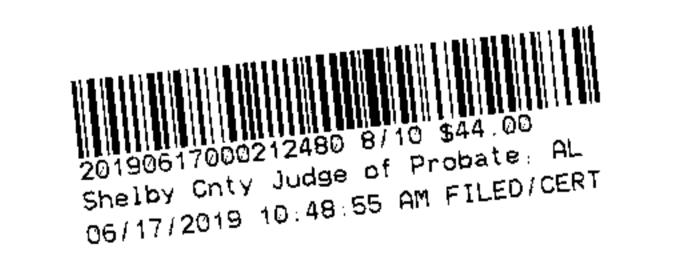
SAID TRACT OF LAND CONTAINING 323300.63 SQ. FT. OR 7.42 ACRES MORE OR LESS.



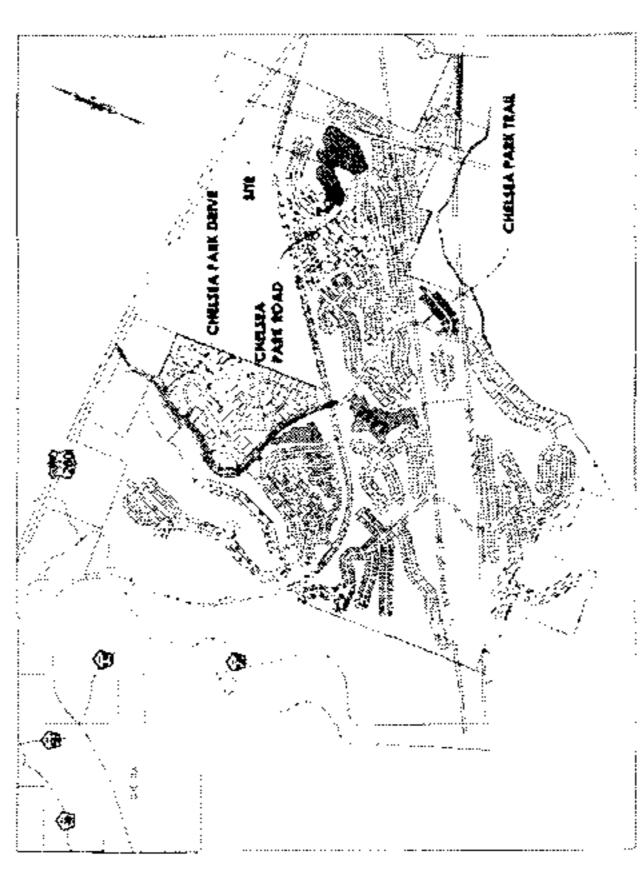
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EXHIBIT B 15th SECTOR PLAT

See attached



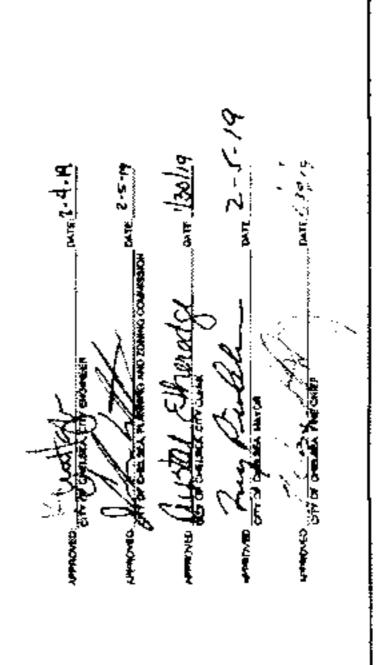
PARK 15th SECTOR CHELSEA



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ISD PLOCH ELEVATION LESS TWAY INC. (3 WITHIRLY EMERGEN'S APPROVAL

NO PERSONALISM STRUCTURES INVOICED NO. NO. NO. NO. NUCLEAR STRUCTURE STORMS (SENSER)

