

**FIRST AMENDMENT TO
CAMELLIA RIDGE RESIDENTIAL DECLARATIONS OF
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS**

This first amendment to Camellia Ridge Residential Declaration of Covenants, Conditions and Restrictions (this Amendment) is made and entered into as of the ____ day of November, 2020, by Newcastle Development, Inc., an Alabama corporation (Developer)

R E C I T A L S

The Developer, have heretofore caused certain real property to be submitted to the terms and provision of Camellia Ridge Declaration of Protective Covenants, Conditions and Restrictions dated as of 1st day of March, 2018, which has been recorded as Instrument **20180306000072430 and Amended in Instrument 20191213000461990** in the Office of Judge of Probate of Shelby County, Alabama in said Probate Office (collectively, the Declaration:).

Newcastle Development, Inc. Is the owner and developer of that certain real property situated in Shelby County, Alabama which is known as Phase I, Camellia Ridge, more particularly described in Exhibit A@ attached hereto and incorporated hereby reference.

Pursuant to Section 2.0 of the Declaration, Newcastle, Developer desire to submit additional property as phases to all the terms and provisions of the Declaration.

NOW, THEREFORE, in consideration of the premises, the mutual covenants and Agreement hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Newcastle Development, Inc. do hereby agree as follows:

1) ADDITIONAL PROPERTY. Pursuant to the terms and provisions of Section 2.0 of the Declaration, Newcastle do hereby declare that the Additional Property known as Phase 2 and Phase 3, Camellia Ridge, 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 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, successor and assigns. From and after the date hereof, all referenced in the Declaration to the property shall mean and include the additional property known as Phase 2 and Phase 3, Camellia Ridge described in Exhibit A hereto, the original property described in the Declaration, and any other additional property which has been added to the terms of the provision of the Declaration.

2) ADDITIONAL RESTRICTION. Pursuant to the terms and provision of Article III, Section 2, shall be amended to read as follows:

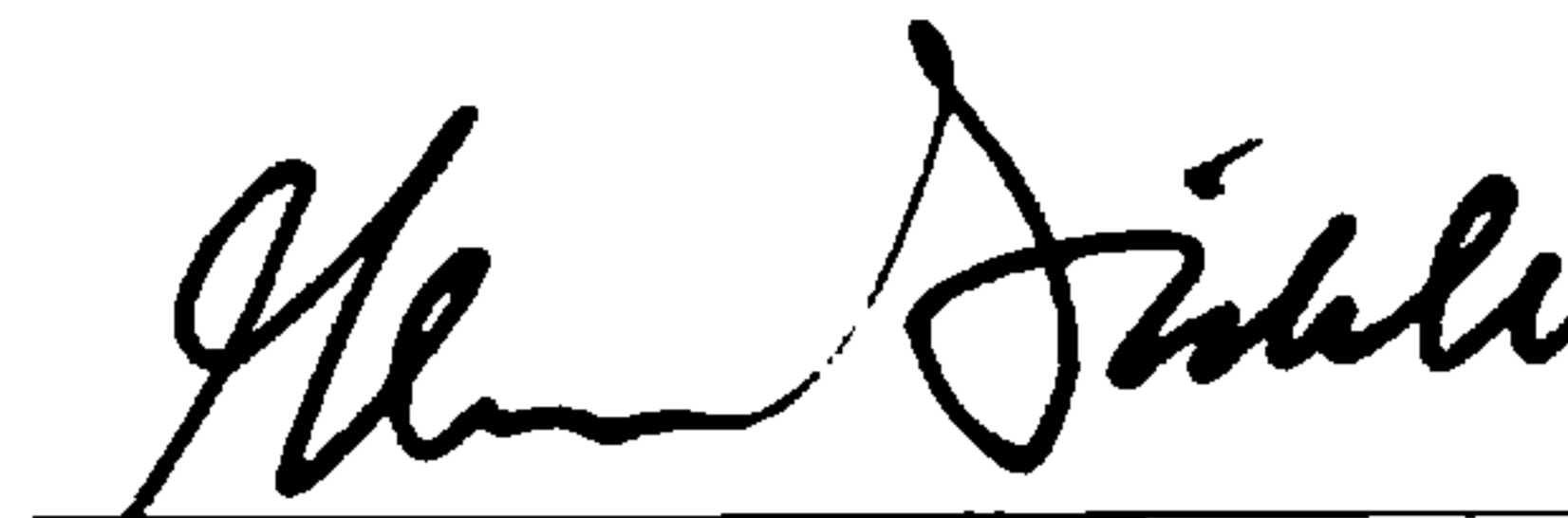
It shall be the responsibility of each Lot Owner to prevent the development of any unclean, unsightly, or unkempt conditions of buildings or grounds on such Lot.

It shall be responsibility of the Home Owner Association to maintain the Fire Department Emergency access road in Phase 2 of Camellia Ridge.

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 hereby ratified, confirmed and approved.

IN WITNESS WHEREOF, Newcastle Development, Inc. have caused this Amendment to be executed as of the day and year first written above.

NEWCASTLE DEVELOPMENT, INC.



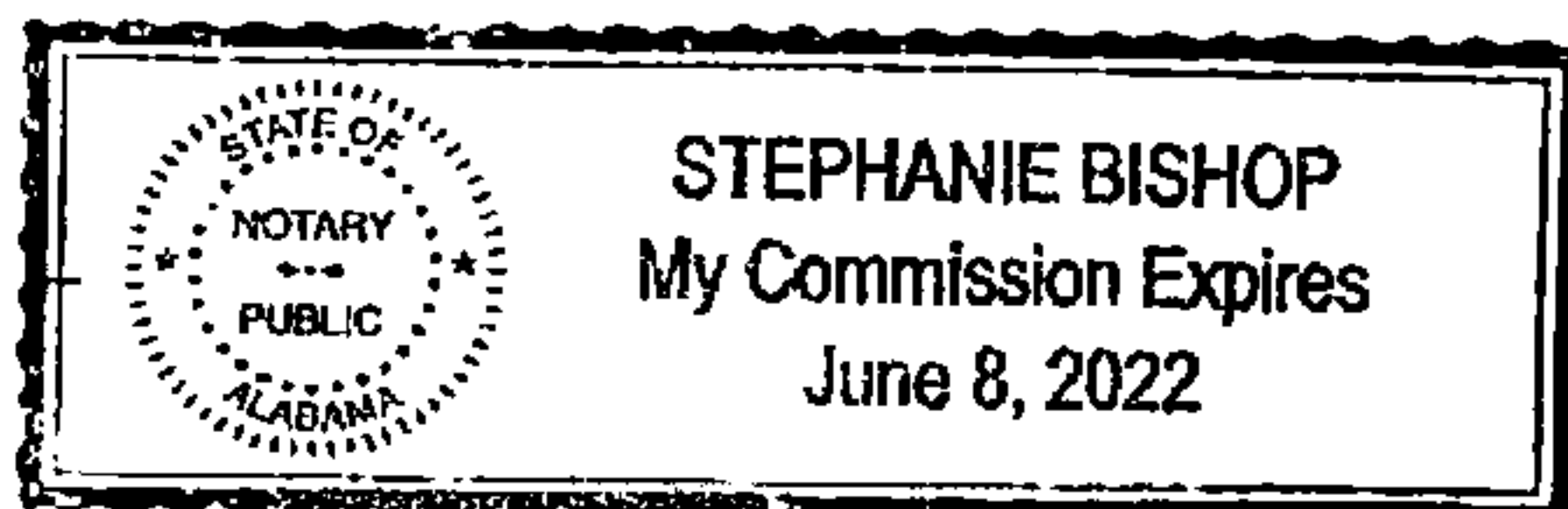
By: Glenn Siddle, President

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Glenn Siddle as President of Newcastle Development, Inc., personally known to me to be the person who executed the within instrument whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of Newcastle Development, Inc., aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of February, ~~2019~~ 2020.

My commission expires:



Notary Public

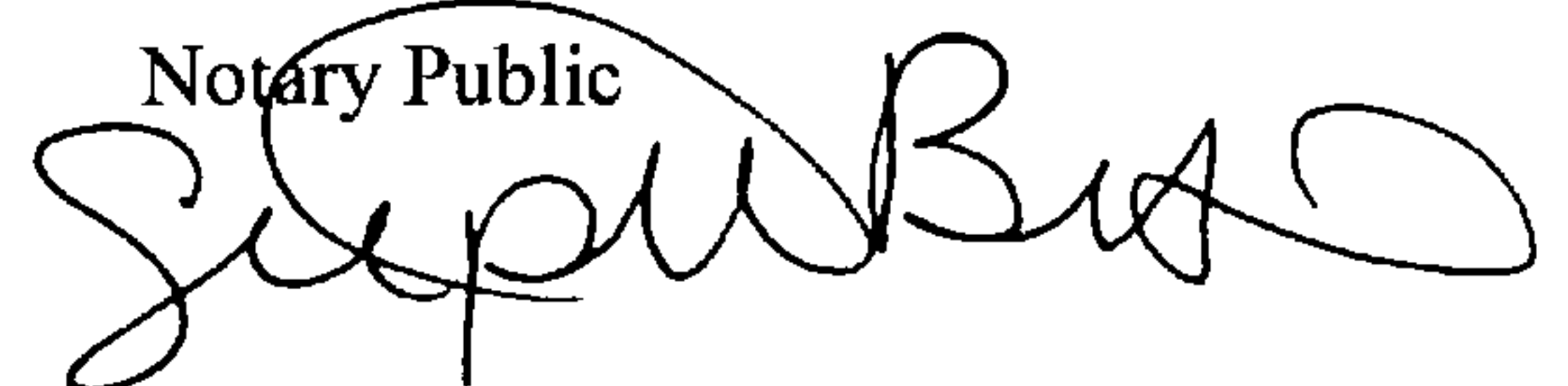


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY:

A tract of land, situated in the Northeast $\frac{1}{4}$ of Section 11, and the Southeast $\frac{3}{4}$ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama

Begin at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 20 South, Range 3 West, said point being a found iron (capped "DVA"); thence run northerly along the East line of said $\frac{3}{4}$ - $\frac{1}{4}$ section line for 1331.32 feet to the Northwest corner of Lot 15, Block 3, according to the Survey of Cahaba Valley Estates - Sixth Sector, as recorded in Map Book 6, Page 25, as recorded in the Probate Office of Shelby County, Alabama, and the Southwest corner of Lot 1, according to the Survey of Paramount Ridge Sector 1, as recorded in Map Book 17, Page 119, in the Probate Office of Shelby County, Alabama, said point also being a found 3" capped pipe being the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section; thence leaving said $\frac{3}{4}$ - $\frac{1}{4}$ section line, turn an interior angle of $214^{\circ}57'32''$ and run Northeasterly along Lots 1 thru 3 of said Paramount Ridge Sector 1 Survey for 795.00 feet; thence turn an interior angle of $90^{\circ}00'00''$ and run Northwesterly for 639.98 feet; thence turn an interior angle of $100^{\circ}41'33''$ and run Southwesterly for 626.57 feet to a point on the easterly right-of-way line of Bearden Road (Co. Hwy 105); thence turn an interior angle of $146^{\circ}41'54''$ and run southwesterly along said road right-of-way for 73.91 feet; thence turn an interior angle of $201^{\circ}46'25''$ and run southwesterly along said road right-of-way for 55.81 feet to a found concrete monument; thence turn an interior angle of $158^{\circ}21'11''$ and run southwesterly for

793.40 feet to a curve to the left with a radius of 1870.08 feet, and delta of $22^{\circ}37'07''$; thence run along said arc and said road right-of-way for 738.25 feet to a found concrete monument; thence turn an interior angle of $152^{\circ}26'49''$ from said chord and run Southeasterly along said road right-of-way for 77.29 feet to a found concrete monument; thence turn an interior angle of $193^{\circ}45'10''$ and run southeasterly for 202.56 feet to a point on the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 20 South, Range 3 West; thence leaving said road right of way, turn an interior angle of $104^{\circ}11'35''$ and run easterly along said $\frac{1}{4}$ - $\frac{1}{4}$ line for 672.09 feet to the point of beginning.

Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, said point also being point on the south line of Lot 17, according to the survey of Chanda Terrace Fourth Sector, as recorded in Map Book 12, Page 99, in the Probate Office of Shelby County, Alabama; Thence run west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section and the south line of said Chanda Terrace Fourth Sector a distance of 376.79 feet to a point; Thence leaving said $\frac{1}{4}$ - $\frac{1}{4}$ line and the south line of Chanda Terrace Fourth Sector turn an interior angle of $103^{\circ}43'55''$ to the right and run southwest a distance of 691.29 feet to a point; Thence turn an interior angle of $206^{\circ}47'58''$ to the right and run southwest a distance of 688.00 feet to a point; Thence turn an interior angle of $90^{\circ}00'00''$ to the right and run southeast a distance of 35.17 feet to a point; Thence turn a interior angle of $270^{\circ}00'00''$ to the right and run southwest a distance of 234.47 feet to a point; Thence turn an interior angle of $90^{\circ}00'00''$ to the right and run southeast a distance of 259.83 feet to a point; Thence turn a interior angle of $270^{\circ}00'00''$ to the right and run southwest a distance of 28.90 feet to a point; Thence turn an interior angle of $90^{\circ}00'00''$ to the right and run southeast a distance of 349.25 feet to a point; Thence turn an interior angle of $82^{\circ}54'29''$ to the right and run northeast a distance of 1265.78 feet to a point being the southwest corner of Lot 32, according to the survey of Chanda Terrace Third Sector, as recorded in Map Book 10, Page 97, in the Probate Office of Shelby County, Alabama; Thence turn an interior angle of $144^{\circ}26'29''$ to the right and run northeast along the west line of Lot 32 and the west line of Lots 33-A thru Lots 47-A, according to the survey of Crestwood Resurvey, as recorded in Map Book 13, Page 142, in the Probate Office of Shelby County, Alabama a distance of 757.57 to the POINT OF BEGINNING

Said tract of land containing 22.05 acres or 960,631 sq.ft. more or less.

Less and Except Book 178, Page 972, as recorded in the Probate Office of Shelby County, Alabama, containing 10,000 sq. ft.

Said property being a portion of property described in Instrument 20031105000736140 as recorded in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2020 03:09:26 PM
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Allen S. Bayl