

STATE OF ALABAMA

COUNTY OF SHELBY



20200902000390250 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
09/02/2020 01:10:16 PM FILED/CERT

**FIRST AMENDMENT TO THE
DECLARATION OF PROTECTIVE COVENANTS FOR RED OAK FARMS**

Pursuant to the approval by a majority of the homeowners of Red Oak Farms on November 18, 2019, the following articles shall replace that respective article and further amends the Declaration of Protective Covenants for Red Oak Farms heretofore recorded on December 23, 2015 as Instrument Number 20151223000438080 as follows:

**ARTICLE V
ARCHITECTURAL CONTROL**

Section 1: Architectural Committee Membership. The Architectural Committee shall consist of oversight of President Emeritus and all Officers and Board of Directors. Two members must sign and approve all requests. The Board is responsible for taking the actions required and are the Architectural Committee. The remainder of the Section is deleted.

Section 3. Deleted in its entirety.

**ARTICLE VI
RESTRICTIONS**

Section 1(e). All future fences and gates constructed along the right of way of the main roadway or within any easy view of the main road must be pre-approved by the Architectural Committee for location and type.

**ARTICLE VII
COMMON AREA ASSESSMENTS**

Section 2(a). Notwithstanding anything provided to the contrary in this Declaration, the assessment for each Lot within the Development, except Lots owned by Developer and Lots exempted shall commence and be due and payable initially on April 1st on a pro-rata basis and in the full amount on April 1st of each subsequent year. Annual Assessments shall be due and payable on April 1st and continuing until and including March 31st of each year and shall be

Two Thousand Dollars (\$2,000.00) per year for each lot in the Development, except those owned by the Developer and those exempted. Any purchaser of any Lot sold after April of any year shall pay a pro rata share of the above Annual Assessment.

(b) Deleted in its entirety.

**ARTICLE IX
PERIOD OF DEVELOPER CONTROL**

Deleted in its entirety.

IN WITNESS WHEREOF, this Amendment has been executed on the date first written above.

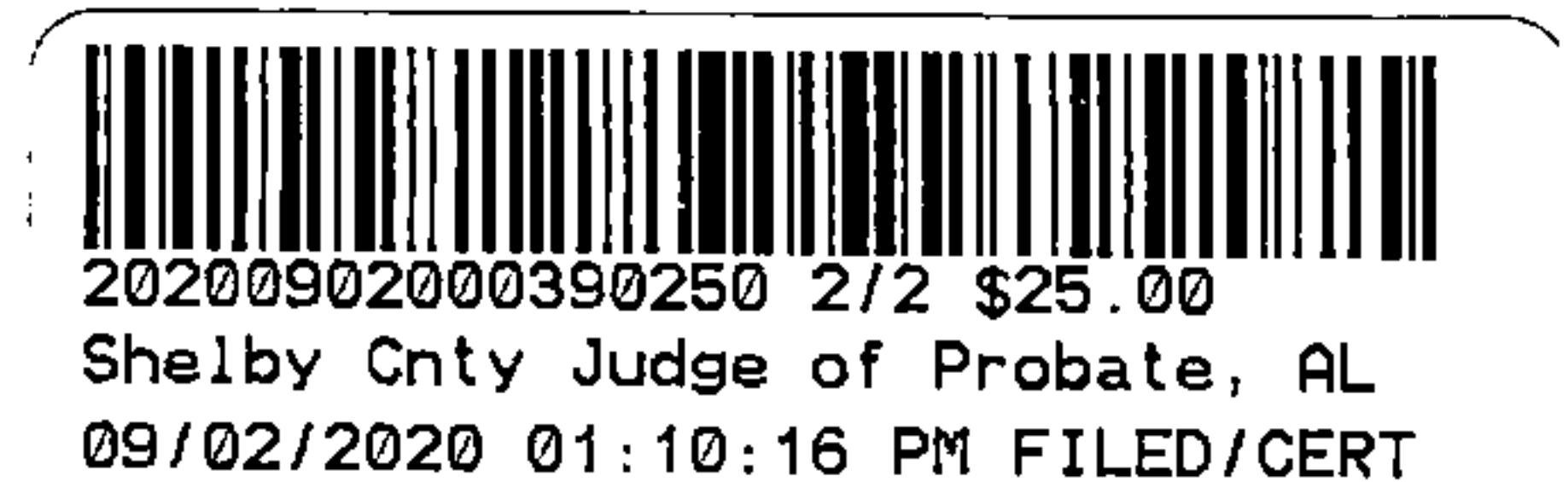
RED OAK FARMS HOMEOWNERS ASSOCIATION

By: Ginger Pierce

Print Name and Title: Ginger Pierce, 2020 HOA President

State of Alabama

County of Shelby



On this 31st day of August, 2020, before me, a Notary Public in and for said State, personally appeared Ginger, Pierce of the Board of Directors for Red Oak Farms Homeowners Association known to me to be the person that executed the within document, and acknowledged to me the execution of this document.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal the day and year written above.

Leticia Dyess
Leticia Dyess
(print name)

Notary Public for the State of Alabama

My commission expires: May 29, 2024

