



20211014000499950 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
10/14/2021 10:00:01 AM FILED/CERT

AMENDMENTS TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
GOLDEN MEADOWS, A RESIDENTIAL SUBDIVISION

NOW COMES Golden Meadows Subdivision, a Homeowners Association ("HOA") formed as a Domestic Nonprofit Corporation under the Laws of Alabama and hereby amends its Covenants, Conditions and Restrictions ("C & Rs") as contained in the three (3) pages which follow.

The subject amendments were authorized by Forty (40) of Fifty Five (55) total homes which comprise over two thirds (2/3) of homes within the HOA.

The C & Rs were originally filed with the Probate Court on or about February 4, 2008 and designated 20080204000043720 consisting of 53 pages ~~attached hereto~~. *Referenced.*
MK

Golden Meadows HOA
PO Box 1676
Alabaster AL 35007

ARTICLE XII - General Provisions Golden Meadows Covenants

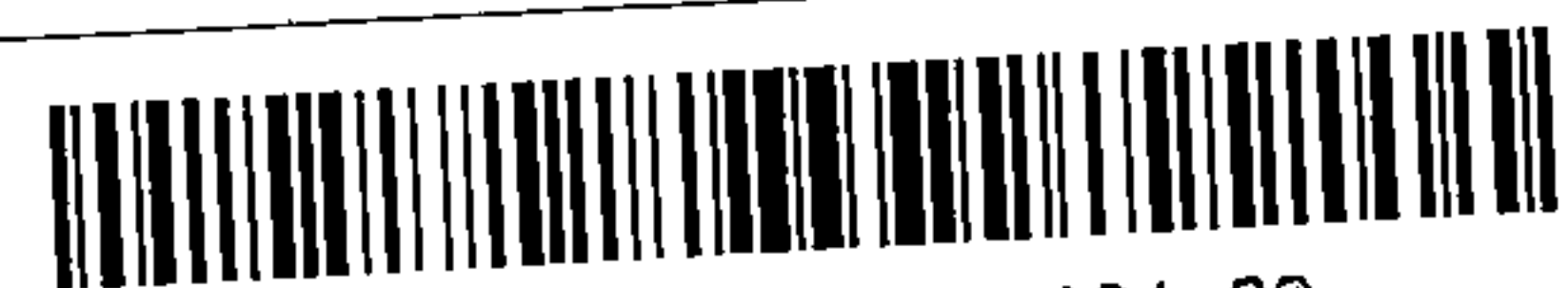
Add the following

Sec. 20 Limitations on Ownership

This addition supersedes and controls any provision in conflict herewith.

Golden Meadows HOA hereby sets a ceiling of Five (5%) of the total number of homes within the Subdivision which may be owned by Absentee Landlords as that term is defined in the concurrently added Sub-part (o) to Exhibit A Definitions.

The subject additions are made for the purpose of maintaining the nature of the Subdivision as a residential community.



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EXHIBIT A

Definitions

Added Sub-Part (o) "Absentee Landlord" shall mean any Owner who does not or cannot personally occupy the property in Golden Meadows("GM") but instead rents to another or others or otherwise licenses another or others to occupy property in GM.

This definition shall not apply to either

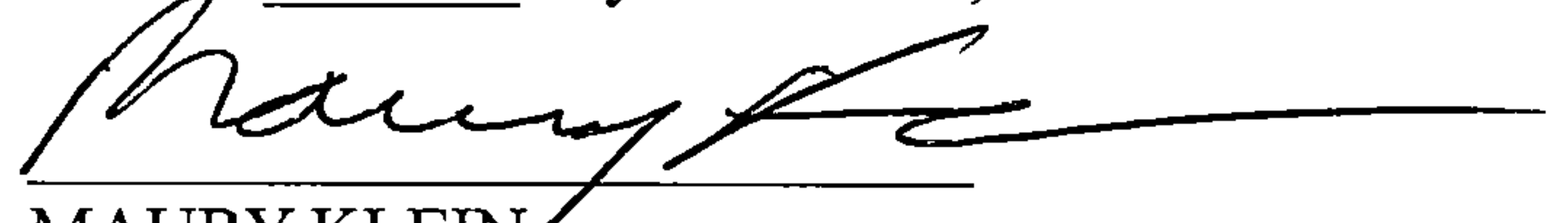
1) an owner who physically occupied the property as primary residence but who, by reason of infirmity, relocated to a care facility and licenses another to live in and care for the home for a period ending not more than one (1) year from the date of said relocation.

-or-

2) An ownership interest held by a Decedent's Estate where the Decedent occupied the subject GM home as a primary residence at his /her death provided the Estate can only continue to hold title for the lesser of One (1) Year from date of death OR six (6) months from the date the Estate rents to another or others or otherwise licenses another or others to occupy the property in GM.

Both categories of exception require that the owner notify GM HOA of a current mailing address and/or an individual designated to represent the owner if needed.

IN WITNESS WHEREOF the undersigned being the duly appointed President of Golden Meadows HOA has executed this instrument on this 14th day of October, 2021


MAURY KLEIN
PRESIDENT Golden Meadows HOA

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public for said county in said state hereby certify that MAURY KLEIN, whose name as President of GOLDEN MEADOWS HOA 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 the instrument, he as such officer and with full authority, executed same

voluntarily for and as the act of Golden Meadows HOA

Given under my hand and seal this 14th day of October, 2021

Kendy H. Buchanan

Notary Public Shelby County

My Commission Expires 3-28-22

THIS INSTRUMENT BY:
Maury Klein
332 Golden Meadows Place
Alabaster AL 35007
(734) 812-7783



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