

**ANNEXATION & SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CAMDEN PARK, PHASE ONE SECTOR ONE
A SUBDIVISION TO THE CITY CALERA, ALABAMA.
(Annexation of Phase 2)**

This Annexation and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Camden Park, Phase One Sector One, a subdivision to the City of Calera, Alabama ("Supplemental Declaration"), is made this 16th day of February, 2022, by Birmingham LD, LLC ("Declarant"), and any and all persons, firms or corporations hereafter acquiring any of the within described property.

W I T N E S S E T H:

WHEREAS, Declarant is the developer of the residential development known as Camden Park, Phase One Sector One, in Calera Shelby County, Alabama said development and the property located therein being subject to that certain Declaration of Covenants, Conditions and Restrictions for Camden Park, Phase One Sector One, a subdivision to the City of Calera, Shelby County, Alabama ("Declarations"), which is recorded in Doc #s 20201230000602400 and 20210310000120500 of the Land Records of the Shelby County Clerk; and

WHEREAS, Paragraph 2(e) of said Declarations provides that Declarant may extend the Declarations (and the covenants and restrictions therein contained) to other property by filing of record a Supplemental Declaration in respect to the property to be added and made subject to the said Declarations, in order to extend the scheme of development of the subdivision to other property and thereby bring additional properties into and within the jurisdiction of the Camden Park Property Owners Association; and

WHEREAS, Declarant now intends to subject additional property owned by it, a legal description of which is attached hereto as Exhibit "A" and a plat of which is attached hereto as Exhibit "B", ("the Additional Property"), to said Declarations.

NOW, THEREFORE, in consideration of the premises, Declarant agrees with any and all persons, firms or corporations hereafter acquiring any or a part of the Additional Property that the same is hereby subjected to the aforesaid Declarations to the same extent and degree as if said Declarations were set out in their entirety. The Additional Property shall at all times be owned, held, used and conveyed subject to the terms, provisions, conditions, easements and restrictions contained in the Declarations, which terms, provisions, conditions and restrictions shall constitute covenants running with the land and the improvements constructed thereon in connection with the expansion of the subdivision and shall be binding upon and inure to the benefit of any person, firm or corporation or other legal entity acquiring any interest in the Additional Property and/or the improvements situated thereon, and the Additional Property shall

be deemed a part of the subdivision and assigned voting rights in the Camden Park Property Owners Association and assessment liability in accordance with the provisions of the Declarations.

IN WITNESS WHEREOF, the undersigned Declarant has caused this Supplemental Declaration to be executed by its duly authorized officer the day and year first above written.

Birmingham LD, LLC

By: 

Title: Manager

ACKNOWLEDGMENT


STATE OF ARKANSAS)

) ss

COUNTY OF WASHINGTON)

On this 16TH day of February, 2022, before me, a Notary Public within and for the aforesaid county and state, duly commissioned and acting, appeared Stephen Lieux to me personally well known as, or proven to be, the person whose name appears upon the within and foregoing document and stated that he/she was the Manager of Birmingham LD, LLC and was duly authorized to execute the foregoing conveyance for and on its behalf, and he/she respectively acknowledged to me that he/she had executed the same for the consideration and purposes therein mentioned and set forth, and I do so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of office as such Notary Public at the County and State aforesaid on this 16th day of February, 2022.



Notary Public

My Commission Expires

October 18, 2027

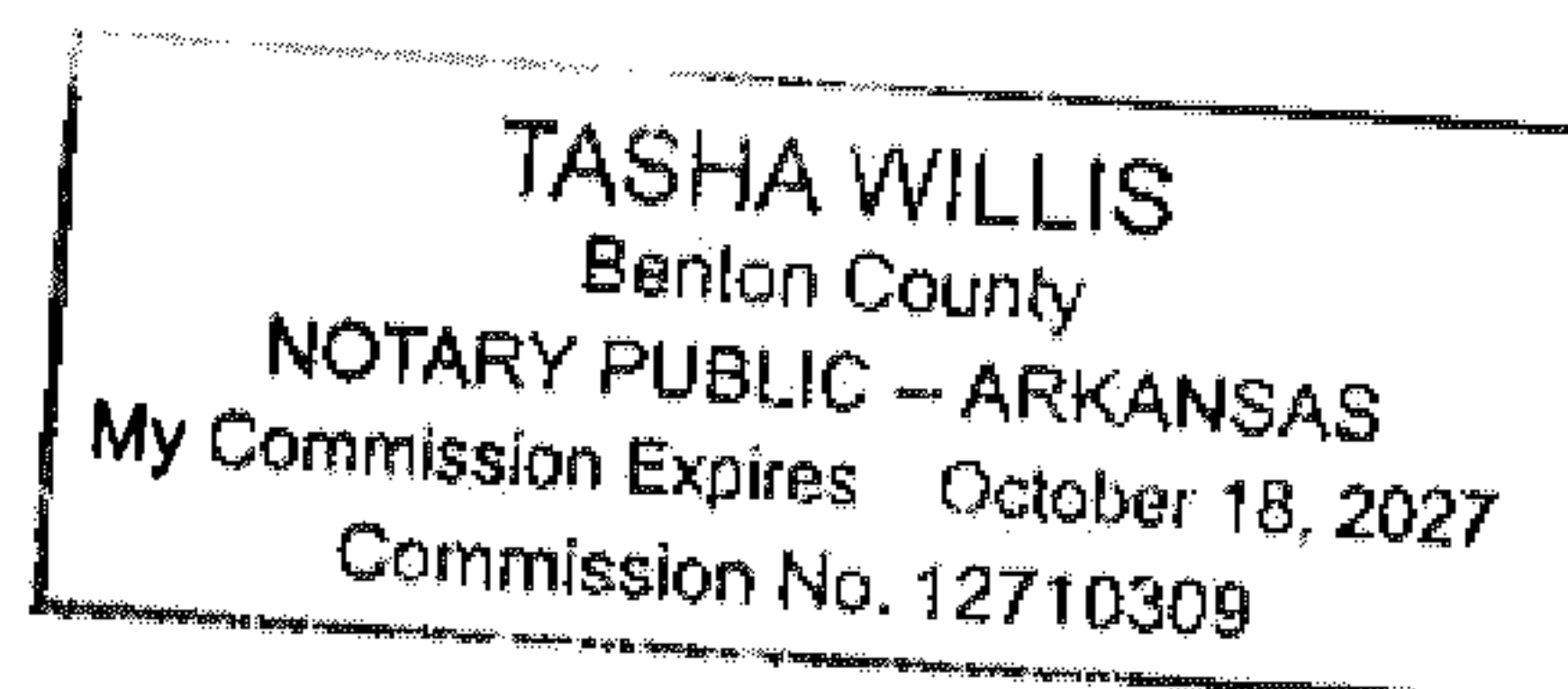


EXHIBIT "A"

LEGAL DESCRIPTION OF ADDITIONAL PROPERTY

Begin at the northeast corner of the north west $\frac{1}{4}$ of the south west $\frac{1}{4}$ of Section 17 Township 22 South Range 2 west; there being a $\frac{1}{2}$ " rebar in place at this location. Thence go S31°37'53.18"W for a distance of 1518.17' to a point; this being the Point of Beginning.

From this Point of Beginning, thence go S86°59'34.33"E for a distance of 120.00' to a point. Thence go N3°0'25.67"E for a distance of 3.55' to a point. Thence go S86°59'34.33"E for a distance of 50.00' to a point. Thence go S48°1'41.78"E for a distance of 493.56' to a point. Thence go S84°21'28.56"E for a distance of 115.44' to a point. Thence go S88°51'32.22"E for a distance of 280.07' to a point. Thence go S1°8'27.78"W for a distance of 170.00' to a point. Thence go S88°51'32.22"E for a distance of 16.85' to a point. Thence go S1°8'27.78"W for a distance of 207.64' to a point. Thence go S88°51'32.22"E for a distance of 130.00' to a point. Thence go S1°8'27.78"W for a distance of 649.79' to a point. Thence go N88°10'20.13"W for a distance of 780.51' to a point. Thence go N1°48'53.39"E for a distance of 184.12' to a point. Thence go S88°11'6.61"E for a distance of 28.65' to a point. Thence go N1°48'53.39"E for a distance of 120.00' to a point. Thence go S88°11'6.61"E for a distance of 188.90' to a point. Thence go N42°31'57.41"E for a distance of 45.04' to a point. Thence go N1°48'53.39"E for a distance of 42.14' to a point. Thence go N83°52'11.44"W for a distance of 97.97' to a point. Thence go N13°51'25.58"E for a distance of 170.00' to a point. Thence travel South Easterly along an arc having a radius of 165', a curve length of 17.01', a chord length of 17.00', and a chord bearing of S79°5'45.95"E to a point. Thence go N7°57'2.52"E for a distance of 162.51' to a point. Thence go N83°46'7.55"W for a distance of 73.50' to a point. Thence go N48°1'41.78"W for a distance of 455.00' to a point. Thence go N45°27'15.65"W for a distance of 32.18' to a point. Thence go N40°26'58.48"W for a distance of 29.23' to a point. Thence go N35°11'59.76"W for a distance of 30.66' to a point. Thence go N29°57'16.36"W for a distance of 30.66' to a point. Thence go N24°42'32.96"W for a distance of 30.66' to a point. Thence go N19°27'49.57"W for a distance of 30.66' to a point. Thence go N13°47'22.20"W for a distance of 33.38' to a point. Thence go N8°58'22.77"W for a distance of 27.93' to a point. Thence go N3°42'38.40"W for a distance of 30.86' to a point. Thence go N1°25'55.10"E for a distance of 30.86' to a point. Thence go N3°0'25.67"E for a distance of 65.00' to a point; this being the point of beginning and thus completing this parcel containing approximately 17.8 acres +/-.

