



20230821000250030 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
08/21/2023 09:08:35 AM FILED/CERT

**Amendment to the Re-stated Declaration of Protective Covenants, Restrictions  
And Easements of Courtyard Manor Homeowners' Association, Inc.  
State of Alabama; County of Shelby**

This amendment to the Declaration of Protective Covenants, Restrictions and Easements (herein referred to as "Declarations"), for Courtyard Manor Homeowners' Association, Inc., is made as of ~~April~~ <sup>May 21, 2023</sup>, 2023 by the Courtyard Manor Homeowners Association Inc. Board and amends a) the Restated Declarations as recorded in Instrument No. 20121129000456810, b) amendment to the Declarations, dated 3/2/2018, as recorded in Instrument No. 20180302000068250 and c) amendment to the Declarations, dated 2/5/2019 as recorded in Instrument No. 20190205000037480 all of which have been recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Whereas, the undersigned hereby make the following changes to the Declarations for Courtyard Manor in the Probate Office of Shelby County, Alabama.

1. **Article I, Section 17 entitled "No trash, garbage or other refuse ....." is hereby amended to add a new sentence after the third sentence in this section as follow:**

All garbage containers must be removed from the road and placed as required by this section as soon as possible but under no circumstances later than the day after refuse collection.

2. **Article I, Section 20 entitled "Work Completion." shall be deleted in its entirety and replaced with the following:**

**Work Completion:** After approval of home plans, site clearing, if required, may commence. Construction of approved home plans must be initiated within 30 days after start of site clearing. After the commencement of construction on a new home has begun, work thereon must be prosecuted diligently and continuously and must be completed within 9 months. Upon initiation of sit clearing, site boundaries must utilize proper erosion and sediment control devices to mitigate potential runoff to adjoining lots and street(s). Should construction not be initiated within 30 days after start of site clearing, the cleared area must be leveled with all debris removed and the impacted area must be planted with a ground cover to prevent erosion and sediment runoff. Erosion and sediment control devices must be maintained and then removed after the ground cover of the impacted area has been established.

3. **Article V, Section 2 is hereby amended as follows.**

- a. insert the words "(including any type shed or pool equipment building)" after the word "building" in the third line
- b. add a comma "," after the wording "decorative building" in the fourth line
- c. change the word "shall" to "or" in the fifth line
- d. add a comma "," after the word "thereto," in the sixth line

All other terms and conditions of the Declarations shall remain in full force and effect unaltered.



20230821000250030 2/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
08/21/2023 09:08:35 AM FILED/CERT

The above <sup>3</sup>amendments to the Declarations has been duly adapted by the Board of the Courtyard Manor Homeowners Association, Inc.

**Approved By:**

Robin Clancy, President, Courtyard Manor HOA, Inc

Robin Clancy

Date

8/17/2023

Frank Calma, Vice President, Courtyard Manor HOA, Inc

Frank J. Calma

Date

8/17/2023

Erin Leach, Secretary, Courtyard Manor HOA, Inc

Erin Leach

Date

8/17/2023

Heather Schweikher, Treasurer, Courtyard Manor HOA, Inc

Heather Schweikher

Date

8/17/2023

Shawn Cox, ACC Chairperson, Courtyard Manor HOA, Inc

Shawn Cox

Date

8/17/2023

Prepared by Erin Leach  
329 Normandy LN  
Chelsea, AL 35043