


This instrument prepared by:
 Stephen R. Monk
 Bradley Arant Boult Cummings LLP
 1819 Fifth Avenue North
 Birmingham, Alabama 35203
 (205) 521-842


 20230907000270710 1/10 \$62.00
 Shelby Cnty Judge of Probate, AL
 09/07/2023 10:37:35 AM FILED/CERT

STATE OF ALABAMA)
 :
 COUNTY OF SHELBY)

EIGHTH AMENDMENT TO GREYSTONE OFFICE PARK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS EIGHTH AMENDMENT TO GREYSTONE OFFICE PARK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Amendment") is made and entered into as of the 7th day of Sept., 2023 by and among the undersigned owners (collectively, the "Owners") of Lots subject to the Declaration, as hereinafter defined.

RECITALS:

Daniel Oak Mountain Limited Partnership, an Alabama limited partnership ("Developer"), has heretofore entered into the Greystone Office Park Declaration of Covenants, Conditions and Restrictions dated as of September 18, 1992 and recorded as Instrument #1992-2217 in the Office of the Judge of Probate of Shelby County, Alabama (the "Probate Office"), as amended by First Amendment thereto dated as of July 28, 1993 and recorded as Instrument #1993-22437 in the Probate Office, Second Amendment thereto dated as of April 14, 1994 and recorded as Instrument #1994-12528 in the Probate Office, Third Amendment thereto dated as of May 17, 1996 and recorded as Instrument #1996-17949 in the Probate Office, Fourth Amendment thereto dated as of March 18, 1998 and recorded as Instrument #1998-09522 in the Probate Office, Fifth Amendment thereto dated as of September 3, 2003 and recorded as Instrument 20030910000608040 in the Probate Office, Sixth Amendment thereto dated as of March 19, 2004 and recorded as Instrument 20040325000150700 in the Probate Office and Seventh Amendment thereto dated as of June 26, 2007 and recorded as Instrument 20070626000298250 in the Probate Office (collectively, the "Declaration"). *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Declaration.*

Section 10.02 of the Declaration provides that the Declaration may be amended by a written instrument consented to and approved by Developer and two-thirds (2/3rds) of the total votes in the Association. Attached hereto as Exhibit A and incorporated herein by reference is a listing of all Lots, Owners and the respective acreage or square footage of such Lots which are subject to the Declaration.

Pursuant to Section 4.03 of the Declaration, Developer's right to exercise voting rights expired upon the earlier of (a) fifteen (15) years from the date of the Declaration (*i.e.*, an expiration date of September 18, 2007) or (b) at such time as Developer is no longer the owner of any Lot within the Development. Developer no longer is the owner of any Lots within the Development. Accordingly, all voting rights of Developer in the Association have expired.



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The undersigned Owners constitute the owners of Lots within the Development holding at least two-thirds (2/3rds) of the total number of votes in the Association and desire to amend the Declaration to change the setback requirements set forth in Section 6.04 of the Declaration as hereinafter provided.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners do hereby amend the Declaration as follows:

1. Building Setbacks. Section 6.04 of the Declaration is deleted in its entirety and the following is substituted in lieu thereof:

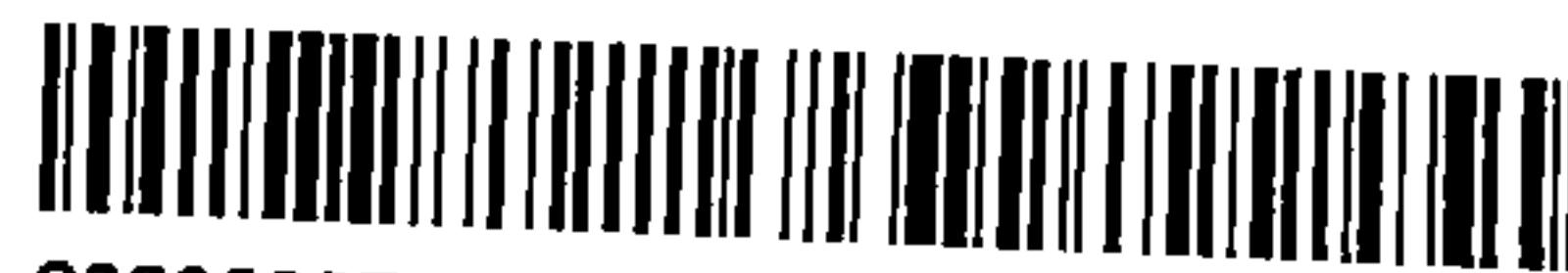
“6.04 Building Setbacks. The minimum building setback lines for all Buildings shall be as follows:

Front Setback along Hugh Daniel Drive:	40 feet
Rear Setback:	35 feet
Side Setback:	35 feet.”

2. Full Force and Effect. Except as expressly modified and amended herein, all of the terms and provisions of the Declaration shall remain in full force and effect and are hereby ratified, confirmed and approved by the Owners.

IN WITNESS WHEREOF, the undersigned Owners, constituting at least two-thirds (2/3rds) in interest of all Owners of Lots within the Development, do hereby consent to and approve of the foregoing Amendment.

[Signatures on the following pages]



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CITY OF HOOVER, ALABAMA, an Alabama
municipal corporation

By: Frank V. Brocato
Printed Name: FRANK V. BROCATO
Title: 8/29/2023

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Frank V. Brocato, whose name as Mayor of the CITY OF HOOVER, ALABAMA, an Alabama municipal corporation, 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 or she, as such Mayor and with full authority, executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand and seal this 29 day of August, 2023.



Wendy Lane Dickerson
Notary Public

My commission expires: 9/20/2023



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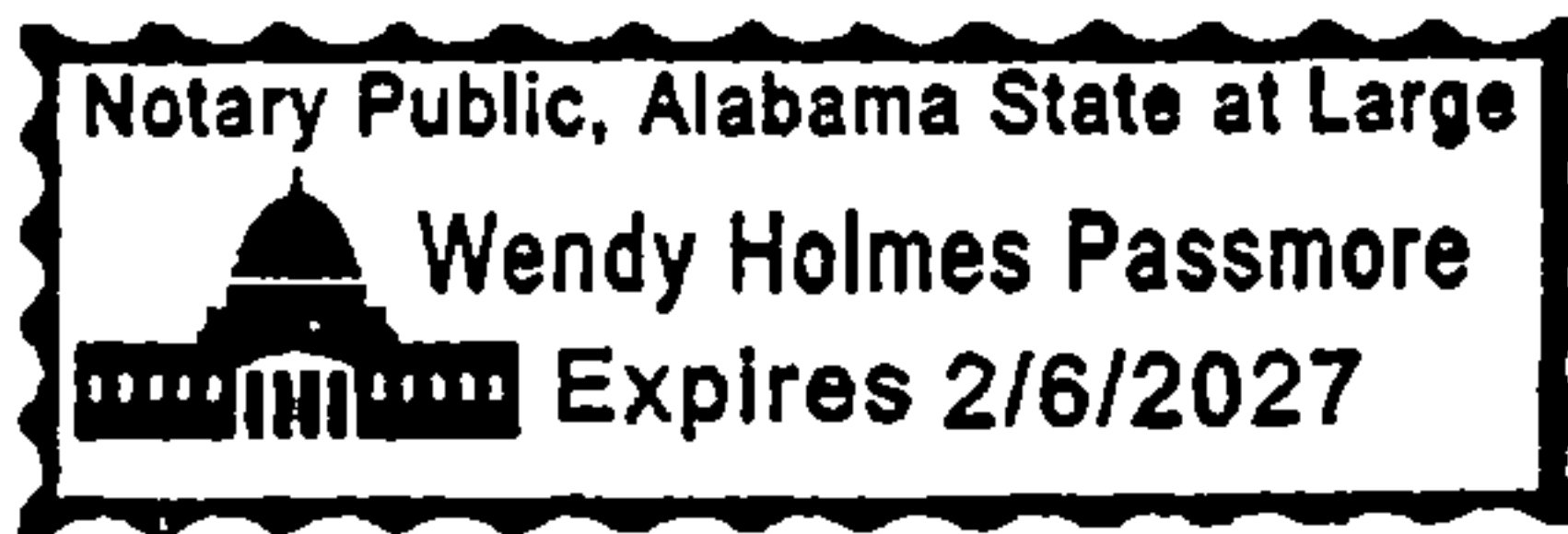
ALABAMA STATE BOARD OF PHARMACY

By: Donna C Yeatman
Printed Name: DONNA C YEATMAN
Title: EXEC. SECRETARY

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Donna C Yeatman, whose name as Executive Secretary of the **ALABAMA STATE BOARD OF PHARMACY**, 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 or she, as such Executive Sec and with full authority, executed the same voluntarily for and as the act of said ALBOP.

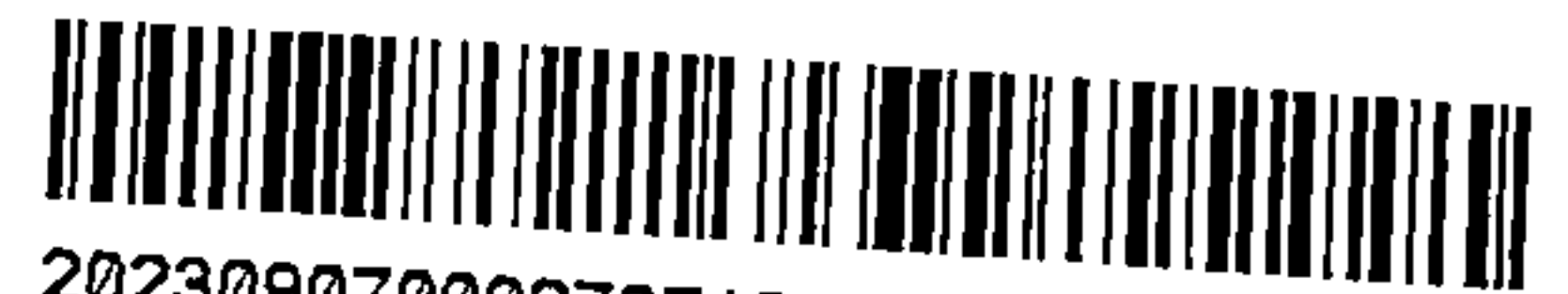
Given under my hand and seal this 11 day of August, 2023.



Wendy Passmore
Notary Public

[NOTARIAL SEAL]

My commission expires: 2/6/27



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Lee Schmitt

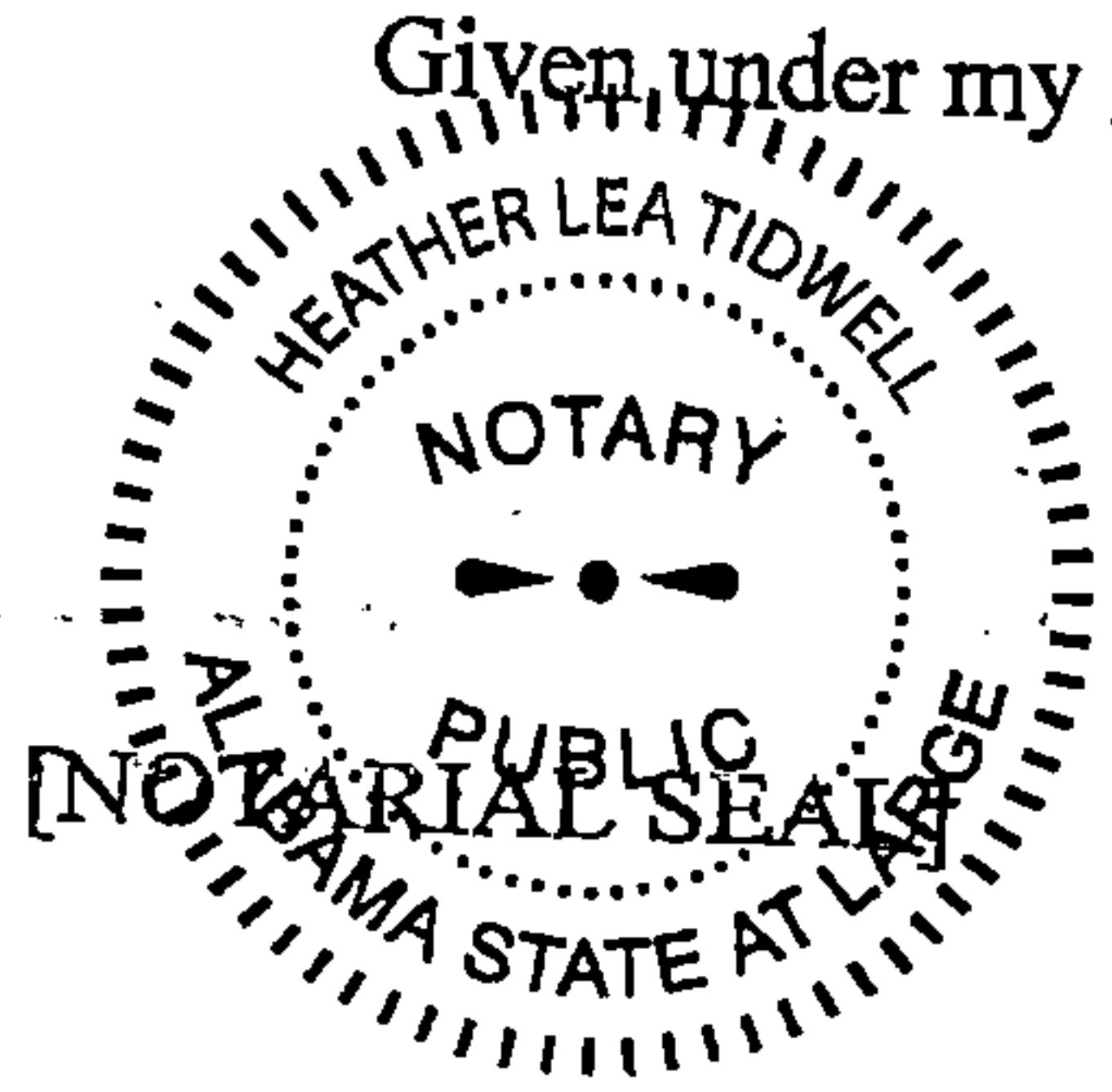
Lee Schmitt

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **LEE SCHMITT**, whose name 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/she executed the same voluntarily on the date set forth below.

Given under my hand and official seal on this 9th day of August, 2023.



Heather Lea Tidwell

Notary Public

My Commission expires: February 27, 2027



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GREYSTONE COSMETIC CENTER, LLC, an
Alabama limited liability company

By: Patricia Shea Hedden
Printed Name: PATRICIA HEDDEN
Title: OWNER

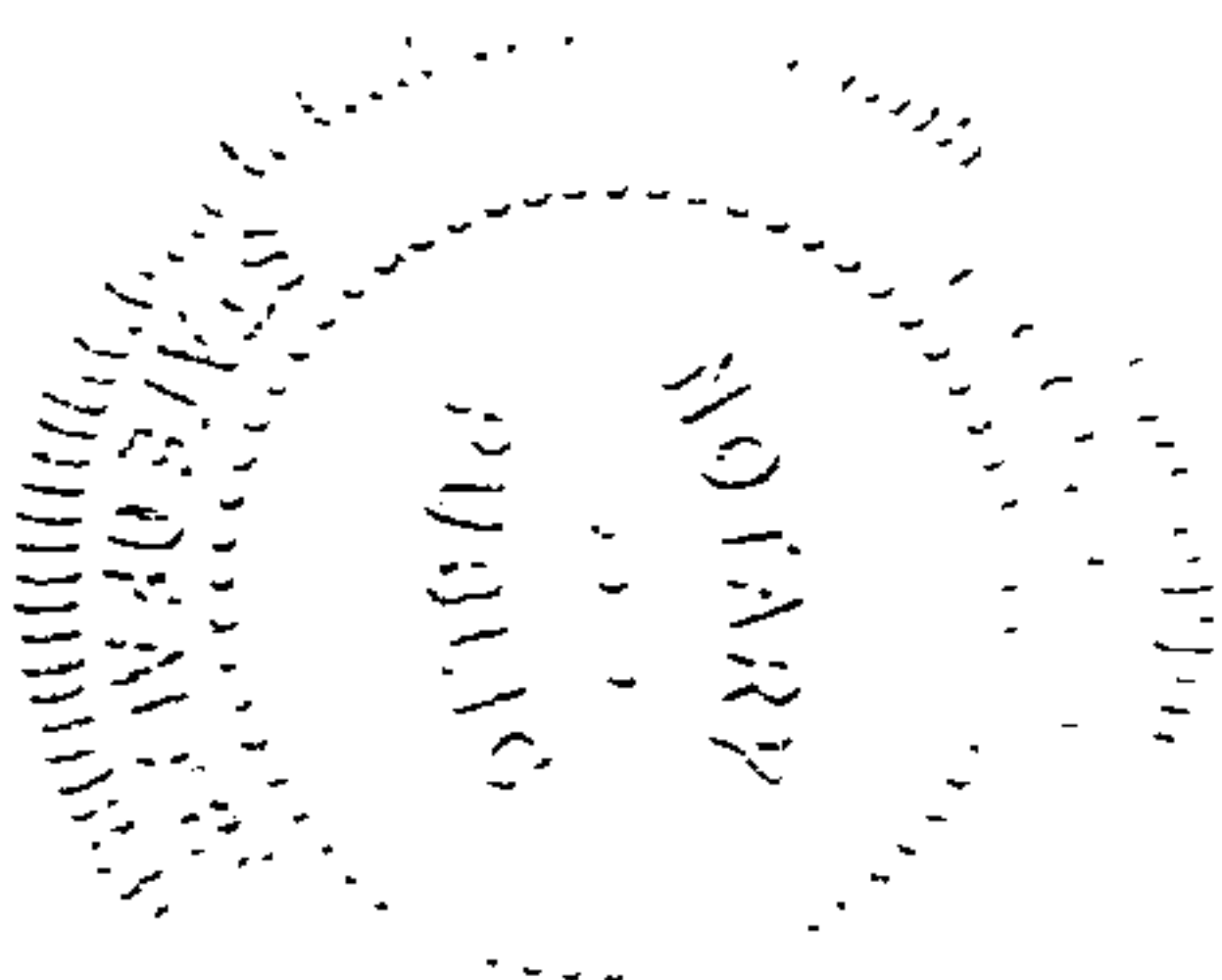
STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that
PATRICIA HEDDEN, whose name as PATRICIA HEDDEN
of **GREYSTONE COSMETIC CENTER, LLC**, an Alabama limited liability company, 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 or she, as such OWNER
and with full authority, executed the same voluntarily for and as the act of said limited liability
company.

Given under my hand and seal this 23rd day of August, 2023.

Nicole C Hall
Notary Public

[NOTARIAL SEAL]



My commission expires Notary Public, Alabama State at Large
My Commission Expires July 12, 2026



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PHAROS-HUNT, LLC, an Alabama limited liability company

By: [Signature]
Printed Name: CHAD THOMAS HAGWOOD
Title: MANAGER

STATE OF ALABAMA)
COUNTY OF Shelby)

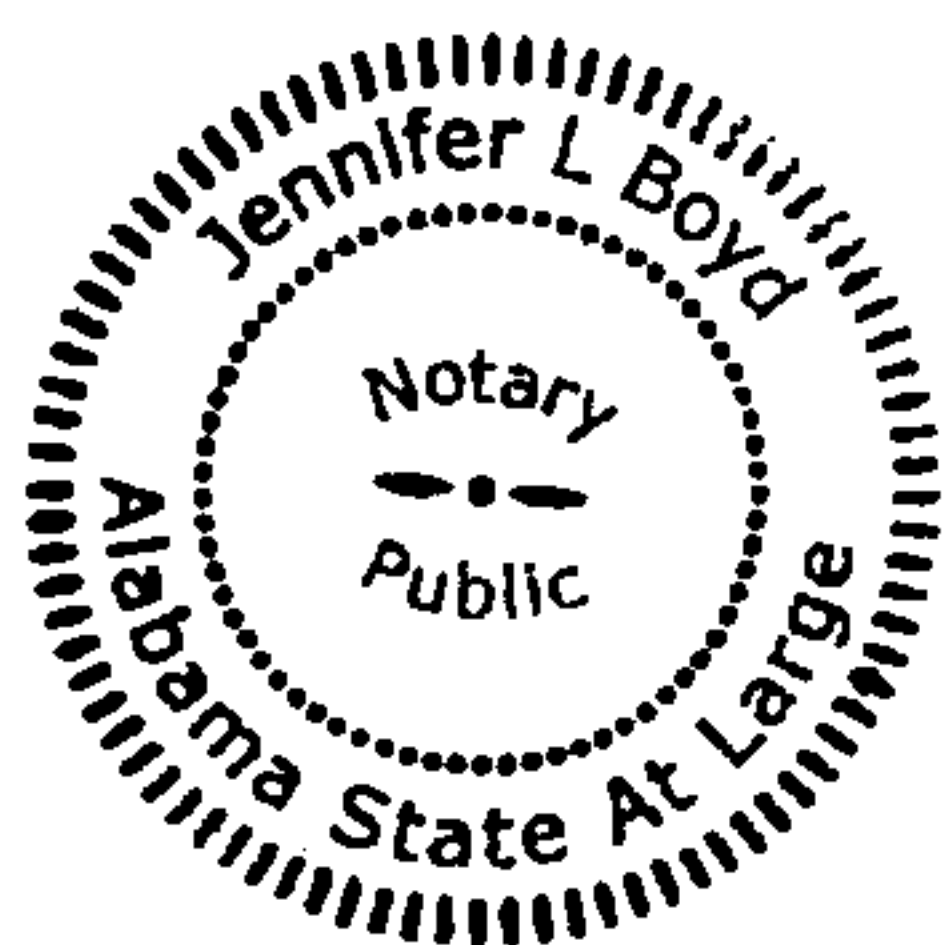
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Chad Thomas Hagwood, whose name as MANAGER of PHAROS-HUNT, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such MANAGER and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 1st day of August, 2023.

Jennifer L Boyd
Notary Public

[NOTARIAL SEAL]

My commission expires: 06/16/2024





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VILLAGE STREET HOLDINGS, LLC, an
Alabama limited liability company

By: *John R. Johnson*
Printed Name: JOHN R. JOHNSON
Title: IT'S PRESIDENT

STATE OF ALABAMA)
COUNTY OF Jefferson)

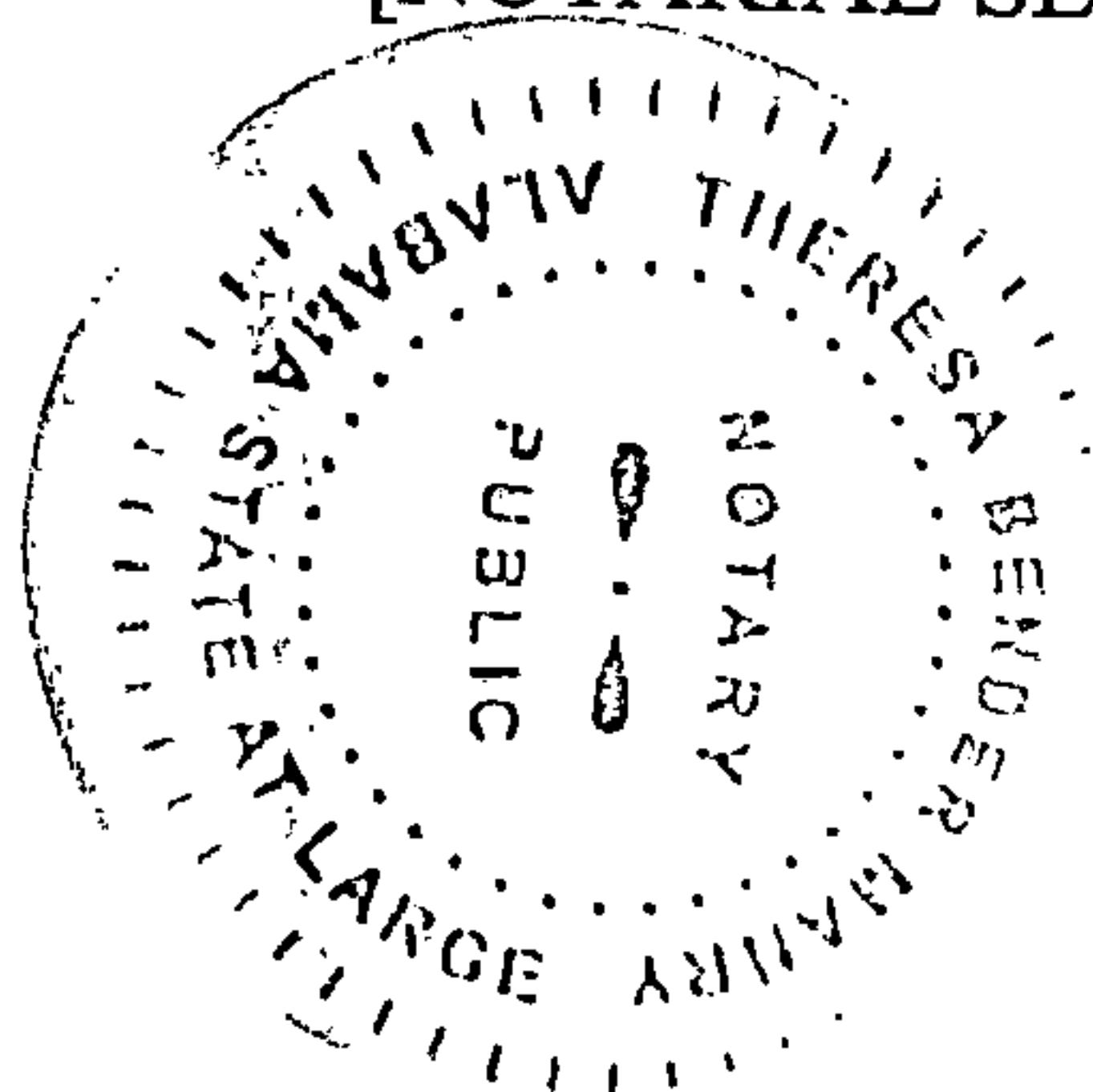
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that
Jess A. Johnson, whose name as President
of **VILLAGE STREET HOLDINGS, LLC**, an Alabama limited liability company, is signed to
the foregoing instrument and who is known to me, acknowledged before me on this day that, being
informed of the contents of the instrument, he or she, as such _____ and with full
authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 1st day of August, 2023.

[Signature]
Notary Public

My commission expires: 2.6.27

[NOTARIAL SEAL]





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GREYSTONE REALTY INVESTORS, INC., an
 Alabama corporation

By: Ellen Stamer
 Printed Name: Ellen Stamer
 Title: President
Lots A1 and A2

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that
ELLEN STAMER, whose name as PRESIDENT of the
GREYSTONE REALTY INVESTORS, INC., an Alabama corporation, 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 or she, as such _____ and with full
 authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 31st day of July, 2023.



[NOTARIAL SEAL]

[Signature]
 Notary Public

My commission expires: 01/13/2027



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EXHIBIT A
LISTING OF PROPERTY OWNERS

<u>Owner</u>	<u>Legal Description</u>	<u>Acreage/ Square Footage</u>
City of Hoover, Alabama	Lot 4A, according to a Resurvey of Lots 3, 4 and 5, Greystone Commercial, 2 nd Phase and a part of Lot 1, Greystone Commercial, as recorded in Map Book 20, Page 139	104,158 sq. ft.
Alabama State Board of Pharmacy	Lot 3A, according to the Resurvey of Lots 3, 4 and 5, Greystone Commercial, 2 nd Phase and a part of Lot 1, Greystone Commercial, as recorded in Map Book 20, Page 139	48,886 sq. ft.
Lee Schmitt	Lot 2, according to the Survey of Greystone Commercial, as recorded in Map Book 20, Page 57	1.77 acres 77,101 sq. ft.
Greystone Cosmetic Center, LLC	Lot 2A, according to a Resurvey of Lots 1 and 2 of a Resurvey of Lot 5A of a Resurvey of Lots 3, 4 and 5, Greystone Commercial, 2 nd Phase and a part of Lot 1, Greystone Commercial, as recorded in Map Book 31, Page 78	3.1 acres 135,036 sq. ft.
Pharos-Hunt, LLC	Lot 1A, according to a Resurvey of Lot 1, Greystone Commercial, as recorded in Map Book 22, Page 136	2.54 acres 110,642 sq. ft.
Village Street Holdings, LLC	Lot 1A, according to a Resurvey of Lots 1 and 2 of a Resurvey of Lot 5A of a Resurvey of Lots 3, 4 and 5, Greystone Commercial, 2 nd Phase and part of Lot 1, Greystone Commercial as recorded in Map Book 31, Page 78	2.0 acres 87,120 sq. ft.
Greystone Realty Investors, Inc.	Lot A1 and Lot A2 according to the Final Plat of the Subdivision of Greystone Medical Center Addition Resurvey of Lot A as recorded in Map Book 49, Page 66	3.84 acres 167,270 sq. ft.
Total		730,213 sq. ft.