


STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
20231219000364230 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/19/2023 01:07:02 PM FILED/CERT

**SECOND SUPPLEMENTAL DECLARATION TO AMENDED  
AND RESTATED DECLARATION OF PROTECTIVE  
COVENANTS AND AGREEMENTS FOR THE HIGHLANDS**

This **SECOND SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND AGREEMENTS FOR THE HIGHLANDS** (this “**Second Supplemental Declaration**”) is made and entered into as of December 14, 2023, by **TWO MOUNTAINS, LLC**, an Alabama limited liability company (the “**Founder**”).

**RECITALS**

**WHEREAS**, the Founder is the Declarant under that certain Amended and Restated Declaration of Protective Covenants and Agreements for The Highlands, as recorded in Instrument No. 20170313000084930 in the Probate Office of Shelby County, Alabama as amended in that certain Supplemental Declaration To Amended And Restated Declaration of Protective Covenants and Agreements for The Highlands, recorded as Instrument No. 20170913000333160 in said Probate Office (hereinafter referred to together as the “**Declaration**”);

**WHEREAS**, the Founder has determined to add to the Property Lot 1 and Lots 20 through 41, Phase 1, Sector 1, as shown on and more particularly described in the map and survey recorded in Map Book 49, Pages 52A and 52B, in said Probate Office (The Highlands of Chelsea Phase 1 Sector 1); Lots 2 through 5, 12 through 19, and 42 through 47, Phase 1 Sector 2, as shown on and more particularly described in the map and survey recorded in Map Book 53, Pages 62A and 62B, in said Probate Office (The Highlands of Chelsea Phase 1 Sector 2); and Lots 6 through 11 Phase 1 Sector 3, as shown on and more particularly described in the map and survey recorded in Map Book 54, Pages 54A and 54B, in said Probate Office (The Highlands of Chelsea Phase 1 Sector 3) (collectively herein referred to as “The Highlands of Chelsea Phase 1 Sectors 1, 2, and 3”);

**WHEREAS**, the Founder has executed this Second Supplemental Declaration as provided in Article 10 of the Declaration in order to subject The Highlands of Chelsea Phase 1 Sectors 1, 2, and 3 and the Lots and lands located therein to the terms and conditions of the Declaration, and to acknowledge and ratify the active and continued participation by the owners and occupants of the Lots in The Highlands of Chelsea Phase 1 Sectors 1, 2, and 3 in the benefits provided pursuant to the Declaration and in the membership of The Highlands Community Homeowners Association, Inc. established pursuant to the Declaration.

1. **NOW THEREFORE**, the Founder hereby declares as follows: Capitalized terms used herein without specific definitions shall have the same meaning provided in the Declaration.

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2. The Highlands of Chelsea Phase 1 Sectors 1, 2, and 3 and all Lots therein shall be added to the Property and shall be held, transferred, sold, conveyed and occupied with all benefits available to the Property and subject to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in the Declaration as modified and supplemented by this Second Supplemental Declaration.

3. This Second Supplemental Declaration shall run with title to The Highlands of Chelsea Phase 1 Sectors 1, 2, and 3, and shall bind and inure to the benefit of the Founder, its successors and assigns.

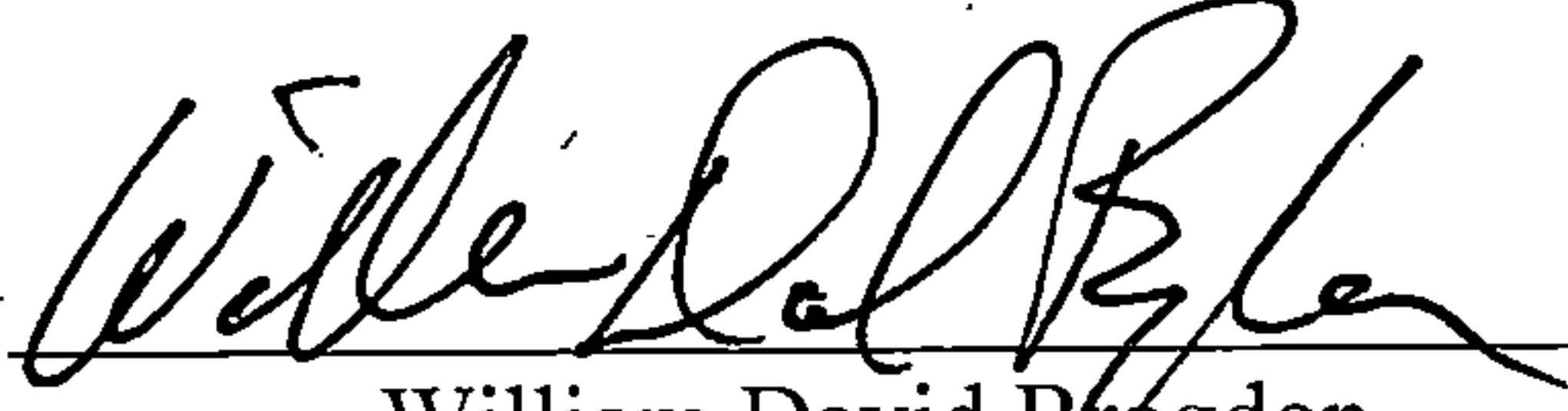


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IN WITNESS WHEREOF, the Founder has executed this Second Supplemental Declaration as of the date first written above.

Founder:

**TWO MOUNTAINS, LLC**

By   
William David Brogdon  
Member

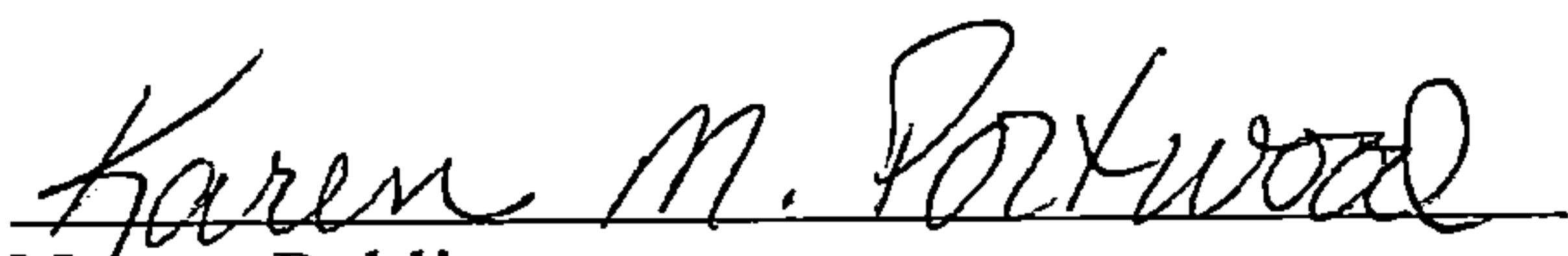
STATE OF ALABAMA      )

COUNTY OF SHELBY      )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William David Brogdon, whose name as Member of TWO MOUNTAINS, 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 said instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 14<sup>th</sup> day of December, 2023.

[NOTARY SEAL]

  
Notary Public  
My commission expires: August 2, 2027

