

This document prepared by and
after recording, return to:
Birmingham LD, LLC
PO Box 8232
Fayetteville, AR 72703

**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 4)**

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 18th day of March, 2024, 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 as Doc #s 2020123000060240 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, Inc.; 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, Inc., and assessment liability in accordance with the provisions of the Declarations. Notice is hereby given that (a) no plants, shrubs, fences, walls, or other obstructions may be located in front of or within three (3) feet of the sides or rear of any pad-mounted equipment that would obstruct the operation or replacement of any Alabama Power Company equipment, and that Alabama Power Company shall not be liable for any damages or destruction of any shrubs, trees, flowers, grass or other plants caused by the equipment or employees of Alabama Power Company or any contractor or subcontractor of Alabama Power Company in the construction, operation, maintenance or removal of Alabama Power Company facilities; (b) The lot Owner must obtain the proper meter location from Alabama Power Company prior to the beginning of the installation of the service entrance facilities and associated internal wiring; and (c) The lot Owner must install the Alabama Power Company-provided meter socket to Alabama Power Company specifications and must provide and install appropriate schedule 40 PVC or equivalent galvanized conduit from the meter socket to two (2) feet below finished grade (2" for 200 amp or 3" for 400 amp).

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 Rebecca Riley

Title: Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss
COUNTY OF WASHINGTON)

On this 18th day of March, 2024, before me, a Notary Public within and for the aforesaid county and state, duly commissioned and acting, appeared Rebecca Riley 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 18th day of March, 2024.

Tracey J. Coor
Notary Public

My Commission Expires

11/01/2033

TRACEY J. COOR
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES NOV. 01, 2033
COMMISSION NO. 12725392

EXHIBIT "A"

LEGAL DESCRIPTION OF ADDITIONAL PROPERTY

Lots 215-248, 264, 274-293, and 296-325, Camden Park Phase IV, Sector One, City of Calera, Alabama filed in Map Book 59, Page 75 of Shelby County Judge of Probate on March 15, 2024.

