

### Addendum to Woodland of Shelby Covenants

1. Per original Covenants recorded at the Shelby County Probate Office by Scotch Building & Development Co, Inc, the majority of the owners in the Woodland Subdivision have agreed in writing or in payment of dues to a Home Owners Association in the name of Woodland of Shelby, LLC. Thereby, changing the restrictions and limitations in whole or in part to the following as of May 1, 2024.
  - a. From the original Covenants, the following will remain, be deleted or changed:
    - 1) **Remains -**  
No structure other than one detached single-family dwelling with private garage shall be erected, placed, altered, or permitted to remain on any lot embraced in said subdivision.
    - 2) **Changed -**  
Said property shall be used for residential purpose only, and not for any purpose of business, trade or rental property without the written consent of the Woodland of Shelby, LLC Board. The only exception is the existing rental property at 2300, however, if this property goes back up for sale it can NOT be used as rental property.
    - 3) **Deleted**, no longer relevant.
    - 4) **Remains -**  
No Dwelling shall be erected of less than eighteen hundred (1800) square feet of heated floor area exclusive of porches and garages.
    - 5) **Changed -**  
No fence or walls above the grade of the lot shall be erected, nor growing hedges planted and maintained on said property unless prior written approval is obtained by Woodland of Shelby, LLC Board..
    - 6) **Changed -**  
No lot may be subdivided or reduced in size by voluntary alienation, judicial sale or other proceeding, except with the written consent of the Woodland of Shelby, LLC Board.
    - 7) **Changed -**  
No aluminum windows or aluminum sliding glass doors may be installed by any resident in the subdivision. All roofs in the subdivision must be of earth tone colors. All garage doors and garage door entrances must be to the side or rear of the residence built in the subdivision. All residences in the subdivision must be constructed of at least 25% brick veneer. No concrete block foundations will be exposed on the front, sides or rear of the residence in the subdivision.



- 8) **Changed –**  
No animals or fowls may be kept on the premises except no more than two dogs and two cats without the written consent of the Woodland of Shelby, LLC Board.
- 9) **Remains –**  
No clotheslines for the purpose of hanging clothes, wash or laundry shall be installed, nor shall there be hanging of clothes, wash or laundry on any lot where the hanging of said clothes, wash or laundry is visible from any street within the subdivision.
- 10) **Changed -**  
No satellite dish or television antennas may be placed on any property that can be seen from the street.
- 11) **Remains -**  
All residences must have front yards of sodded grass, not less than 300 yards. All yards must be maintained in a manner customary with the majority of the other residences in the Woodland subdivision. No unsightly garbage or trash may be visible from any street within the subdivision, except in proper garbage or trash containers, and then the said garage or trash containers may be placed on the street only on those days appointed for garbage pick-up by government authority or authorized franchise.
- 12) **Remains -**  
No recreational vehicles, junked vehicles or vehicles on which major repairs are in progress may be parked on any lot within the subdivision visible from any street.
- 13) **Remains -**  
No building shall be located on any lot nearer to the front lot line or nearer to the side street line than thirty (30) feet. In any event, the dimensional regulations of the zoning ordinance of Shelby County, Alabama, approved by the Shelby County Planning Commission June 25, 1984, for a R-2 Single Family Residential District, shall be adhered to.
- 14) **Deleted**, no longer relevant
- 15) **Changed –**  
No building, dwelling, outbuilding, garage or servant’s house shall be erected, begun placed or altered on any lot until the plans, specifications and plot plan showing the location of such buildings have been approved in writing as to the conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground evaluation by an officer or representative duly appointed for such purposes of Woodland of Shelby, LLC assigns.



2. The Woodland subdivision is under the Woodland of Shelby, LLC HOA; thereby, requiring yearly dues from all residents. The dues are paid monthly or yearly to ensure adequate cash flow to maintain the neighborhood appearance and to pay associated utility bills (water usage, street lights and front entrance maintenance) as well as maintaining the 501(c)(4) organization by contracting a bookkeeper and purchasing D&O and liability insurance for the organization. As of May 1, 2024, **new** residents will be required to pay dues; otherwise, the Home Owner's Association has the right to remedial actions including late notices, late fees, and the placement of a lien on the property.

ATTEST:

Woodland of Shelby, LLC. HOA

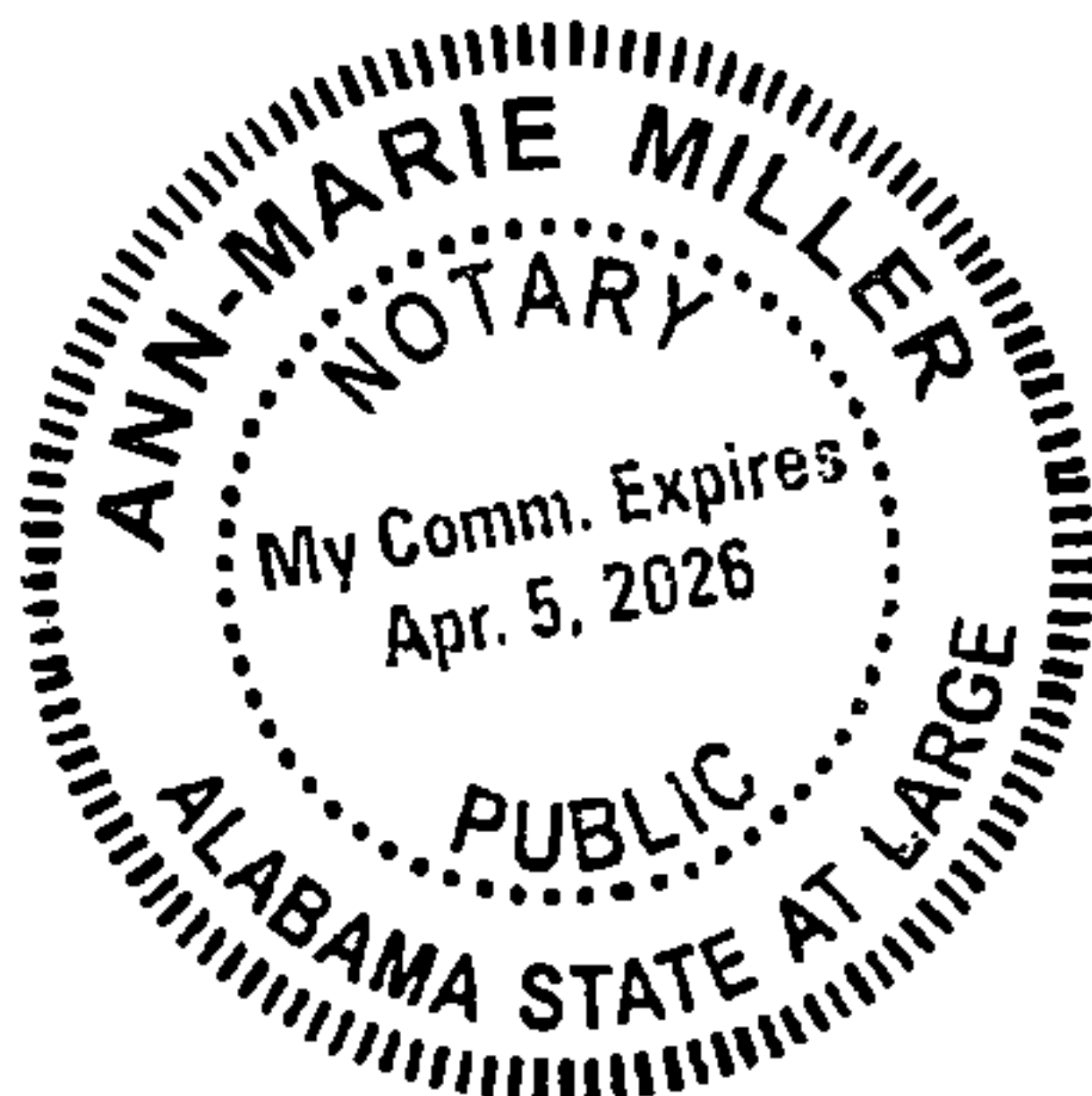
BY: *Benga H. Harrison*  
Benga H. Harrison, Chair

State Of Alabama }  
County Of Shelby }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Benga H. Harrison, whose named as Chair of Woodland of Shelby, LLC, HOA, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer and full authority, executed the same voluntarily for and as the act of said organization.

GIVEN UNDER MY HAND THIS THE 3<sup>rd</sup> DAY OF October, 2024.

(SEAL)



*Ann Marie Miller*  
Notary Public - Signature  
Ann-Marie Miller  
Print Name

My Commission Expires: April 5 2026