

423-245000510

This instrument was prepared by:

Jack P. Stephenson, Jr.
Burr & Forman LLP
420 N. 20th Street, Suite 3100
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STATE OF ALABAMA)
COUNTY OF SHELBY)

**SUPPLEMENTARY DECLARATION AND AMENDMENT TO
THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR CHELSEA PARK,
A RESIDENTIAL SUBDIVISION,
WITH RESPECT TO 21st SECTOR**

KNOW ALL MEN BY THESE PRESENTS THAT,

WHEREAS, Chelsea Park, Inc. ("Original Developer"), Chelsea Park Holding, LLC (the "Developer"), and Chelsea Park Residential Association, Inc. (the "Association") previously filed a Declaration of Covenants, Conditions and Restrictions for Chelsea Park 21st Sector, a Residential Subdivision, in the Probate Office of Shelby County, Alabama, recorded on September 9, 2022, as Instrument Number 20220909000351860, with respect to certain real property situated in Shelby County, Alabama, which is part of a residential subdivision known as Chelsea Park, A Residential Subdivision (the "Development"), and which is more particularly described in the Plat of Chelsea Park, Sector 21, Phase One, as recorded in Map Book 55, at pages 98A and 98B in said office, all being recorded in the Probate Office of Shelby County, Alabama;

WHEREAS, Original Developer has created the Association pursuant to the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, recorded as Instrument Number 20041014000566950 in the Probate Office of Shelby County, Alabama, (the "Master Covenants"), for the purpose of maintaining certain property within the Development, which is intended to be for the non-exclusive use and benefit of the owners of the Development ("Common Area"), regulating the use of the Common Area, and levying assessments for the maintenance, preservation and regulation of the Common Area;

WHEREAS, by Statutory Warranty Deed recorded on September 15, 2011, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20110915000274030, Original Developer conveyed to Developer all of the real property owned by the Original Developer in the Development and assigned to Developer all of Original Developer's rights and obligations as the "Developer" under the Master Covenants and the Original Declaration with respect to the property conveyed by said deed;

WHEREAS, Developer owns certain additional real property (the "Subject Property") situated in Shelby County, Alabama, which is proposed to be developed as part of the Development, and which is more particularly described in the Plat of Chelsea Park, 21st Sector, Phase 2A, as recorded in Map Book 60 at pages 68A and 68B in the Probate Office of Shelby County, Alabama;

WHEREAS, the Developer desires to submit the Subject Property to the Original Declaration and the Master Covenants in accordance with and pursuant to the terms thereof, each of which permit the Developer, with the approval in writing of the Association, to evidence the submission of such property to the Original Declaration and the Master Covenants by filing a Supplementary Declaration to that effect in the Office of the Judge of Probate of Shelby County, Alabama;

NOW THEREFORE, the Developer and the Association (collectively the "Declarants"), do, upon the recording hereof, declare and make the Subject Property and any portion thereof subject to the covenants, conditions, restrictions, uses, limitations and affirmative obligations of the Original Declaration and the Master Covenants, as each has been heretofore amended and as amended hereby, all of which are declared to be in

furtherance of a plan for the use and improvement of the Subject Property in a desirable and uniform manner and for the maintenance, preservation, and regulation of the Common Areas within the property subject to the Original Declaration and the Master Covenants.

ARTICLE I

The Declarants hereby reaffirm and restate the terms and provisions of the Original Declaration and the Master Covenants in their entirety without any change whatsoever, except as follows:

1. The legal description of the property subject to the Original Declaration and the Master Covenants is hereby amended to include the Subject Property.

2. All references in the Original Declaration to Section 11.13 of the Master Covenants are amended to refer to Section 10.13 of the Master Covenants.

3. It is the intention of the Developer to submit the Subject Property to the Master Covenants pursuant to Section 2.2(a) of the Master Covenants and to the Original Declaration pursuant to Section 2.2 of the Original Declaration so that the Subject Property will be part of the Development (as defined in the Original Declaration) and the members of the ARC (as defined in the Original Declaration) will be members of the Association. The Subject Property shall be subject in all respects to the Master Covenants and the Original Declaration.

ARTICLE II

Declarants hereby declare that said provisions of the Original Declaration and Master Covenants as so amended shall run with the land and be binding upon, and shall inure to the benefit of, the Subject Property and all parties having or acquiring any right, title or interest in and to the Subject Property or any part thereof, and their successors in interest.

ARTICLE III

The Association has joined in the execution of this Supplementary Declaration for the purpose of evidencing its written approval of the submission of the Subject Property to the Original Declaration and Master Covenants as herein provided and does hereby authorize the filing of this Supplementary Declaration with the Office of the Judge of Probate of Shelby County, Alabama.

[Signatures on following pages]

IN WITNESS WHEREOF, the undersigned have caused this Declaration to be executed as of the 17th
day of DECEMBER 2024.

DECLARANTS:

CHELSEA PARK HOLDING, LLC

By:


Douglas D. Eddleman,
Managing Member/President

CHELSEA PARK RESIDENTIAL
ASSOCIATION, INC.

By:

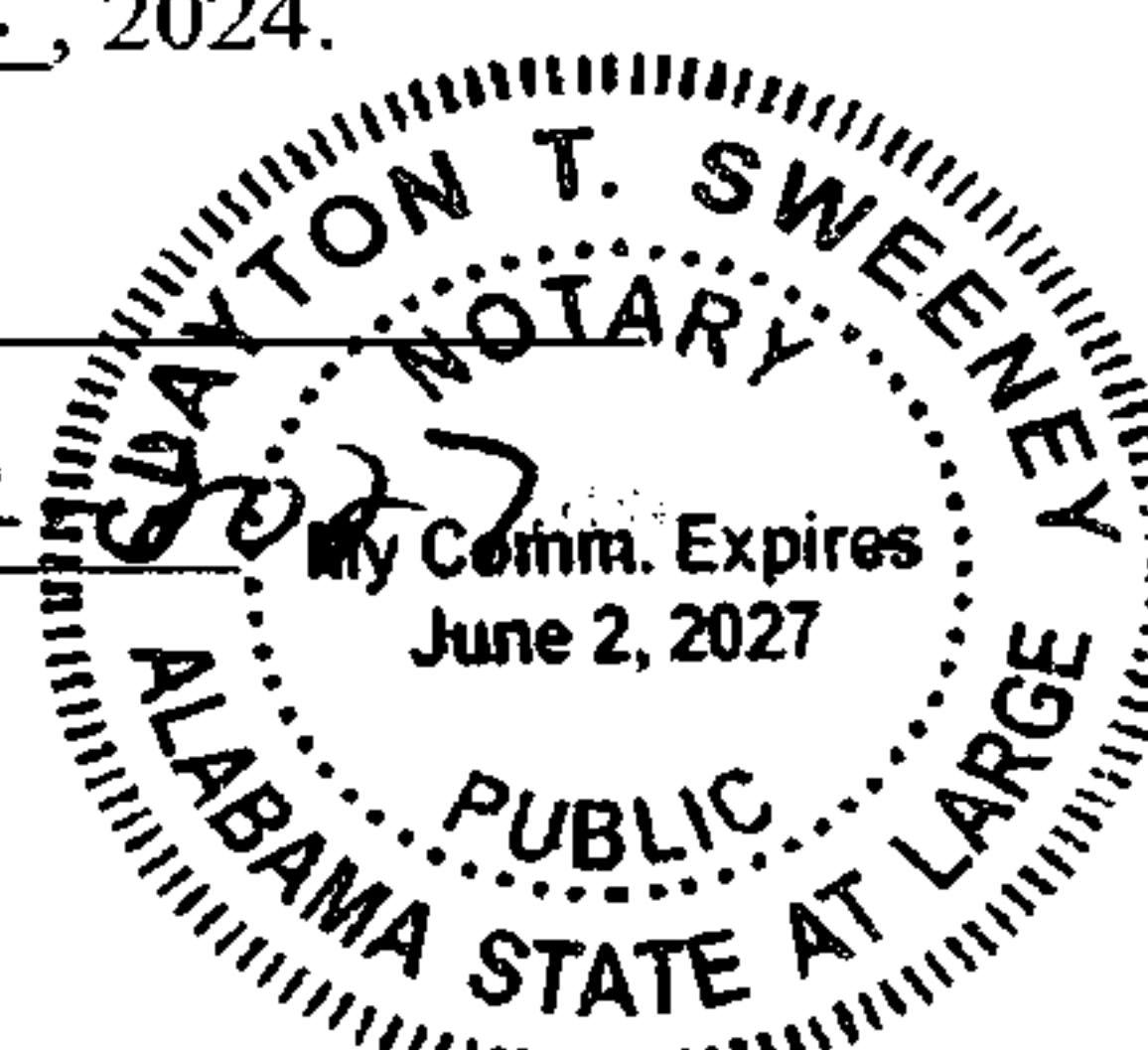

Douglas D. Eddleman, President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as Managing Member/President of Chelsea Park Holding, LLC, a limited liability company, is signed to the foregoing Supplementary Declaration, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Supplementary Declaration, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this 17th day of December, 2024.

Notary Public
My Commission Expires: 6-2-2027



STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of Chelsea Park Residential Association, Inc., an Alabama non-profit corporation, is signed to the foregoing Supplementary Declaration, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Supplementary Declaration, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 17th day of December 2024.

Notary Public
My Commission Expires: 6-2-2027

This instrument was prepared by:

Jack P. Stephenson, Jr.
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203.




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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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