

THIS INSTRUMENT PREPARED BY:

Chase Pritchard, Esq.

Hand Arendall LLC

P.O. Box 123

Mobile, Alabama 36601

(251) 432-5511

20250813000246950

08/13/2025 08:06:42 AM

RESTCOVNAMEN 1/5

STATE OF ALABAMA

COUNTY OF SHELBY

**FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS OF ABERDEEN
SUBDIVISION**

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (this "Amendment") is made this 24 day of June, 2025 (the "Effective Date"), by Stars & Stripes 3V, LLC, an Alabama limited liability company ("Declarant"), and D.R. Horton, Inc. – Birmingham, an Alabama corporation ("Horton", and collectively, the "Parties").

WITNESSETH:

WHEREAS, on March 25th, 2024, Declarant recorded that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements of Aberdeen Subdivision at Instrument Number 20240325000080760 (the "Declaration"), regarding certain real property located in Shelby County, Alabama and described in Exhibit "A" of the Declaration (the "Property").

WHEREAS, on March 25th, 2024, Declarant conveyed all the Property to Horton in that certain Statutory Warranty Deed recorded at Instrument Number 20240325000080770 (the "Deed") in the Office of the Judge of Probate of Shelby County, Alabama (the "County Registry);

WHEREAS, Horton, as the sole owner of all of the Property, recorded that certain plat of subdivision for Aberdeen recorded at Instrument 20250114000013220 (the "Plat") in the County Registry;

WHEREAS, Section 10.6(a) of the Declaration permits Declarant to amend the Declaration and Section 10.6(c) of the Declaration permits the Owners to amend the Declaration with the consent of at least two-thirds (2/3) of the Lot Owners; and

WHEREAS, the Parties desire to amend the Declaration in accordance with the terms and conditions hereof.

NOW THEREFORE, Declarant, as the declarant under the Declaration, and Horton, as the sole owner of the Lots, hereby amend the Declaration as follows:

1. Capitalized Terms. Capitalized terms used herein unless otherwise defined herein shall have the meaning ascribed to such terms in the Declaration.

2. Recitals. The foregoing recitals are true and correct in all material respects and form an integral part of this Amendment, the same as if said recitals were included in the numbered paragraphs hereof.

3. Subdivision Plat. Upon the recording of this Amendment in the County Registry, each lot shown on the Plat shall be a “Lot” and all common areas shown on the Plat shall be “Common Property,” as those terms are defined in the Declaration.

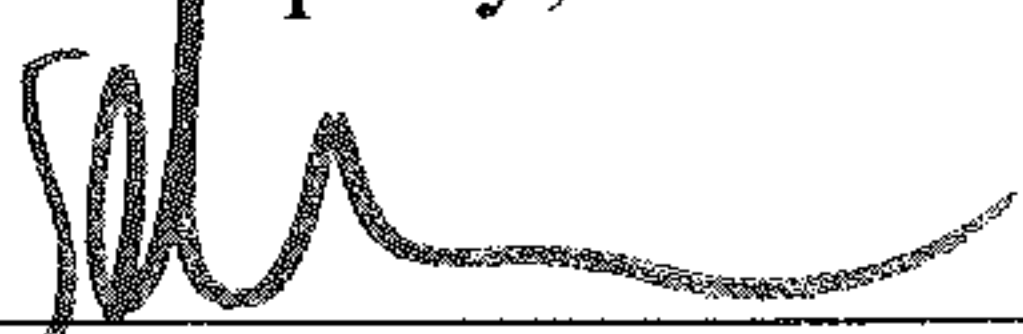
4. Continued Effectiveness. All of the applicable terms, conditions and provisions of the Declaration, as hereby supplemented and amended, are in all respects hereby ratified and reaffirmed, and the Declaration and this Amendment shall be read, taken, and construed as one and the same instrument. References in the Declaration and all exhibits thereto shall be deemed to be references to the Declaration as amended by this Amendment.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties have executed this Amendment by and through their duly authorized representative as of the date first set forth above.

Stars & Stripes 3V, LLC, an Alabama limited liability company

By: **DSSIII Holding Co, LLC**, a Delaware limited liability company, Its Managing Member

By: 

Name: Sebastian Drapac

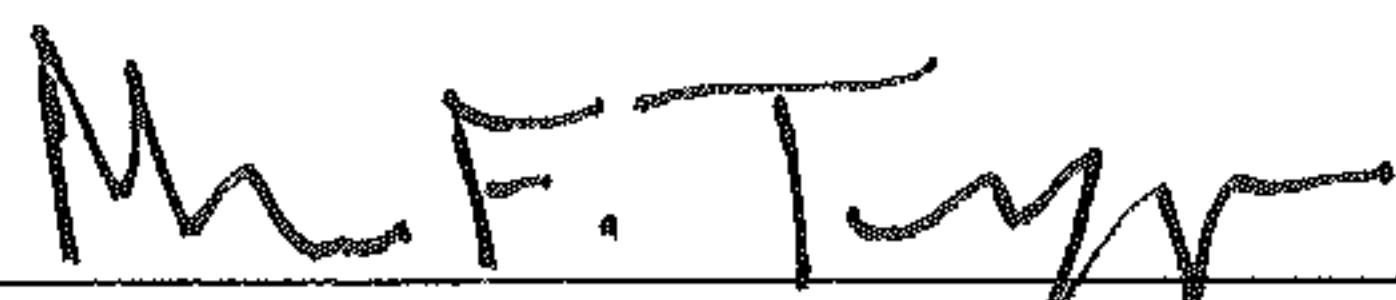
Title: Manager

STATE OF ALABAMA :
COUNTY OF SHELBY :

I, the undersigned Notary Public, in and for said State and said County, hereby certify that Sebastian Drapac, whose name as Manager of DSSIII Holding Co, LLC, a Delaware limited liability company, as Managing Member of Stars & Stripes 3V, 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 officer and with full authority, executed the same voluntarily as and for the act of said entity on the day the same bears date.

Given under my hand and official notarial seal this the 24th day of June, 2025.




NOTARY PUBLIC
My Commission Expires: April 11, 2029

D.R. HORTON, INC. – BIRMINGHAM, an Alabama corporation

By: [Signature]
Name: Julia L. Antee
As Its: Asst. Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Julia L. Antee as the Asst. Secretary for D.R. Horton, Inc. – Birmingham, a Alabama Corporation, whose name 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 said conveyance, she/he, as such officer and with full authority, has executed the same voluntarily for and as the act of said entity.

Given under my hand and seal this 25 day of June, 2025.

[Signature]

Notary Public

My Commission Expires: 07/10/2028

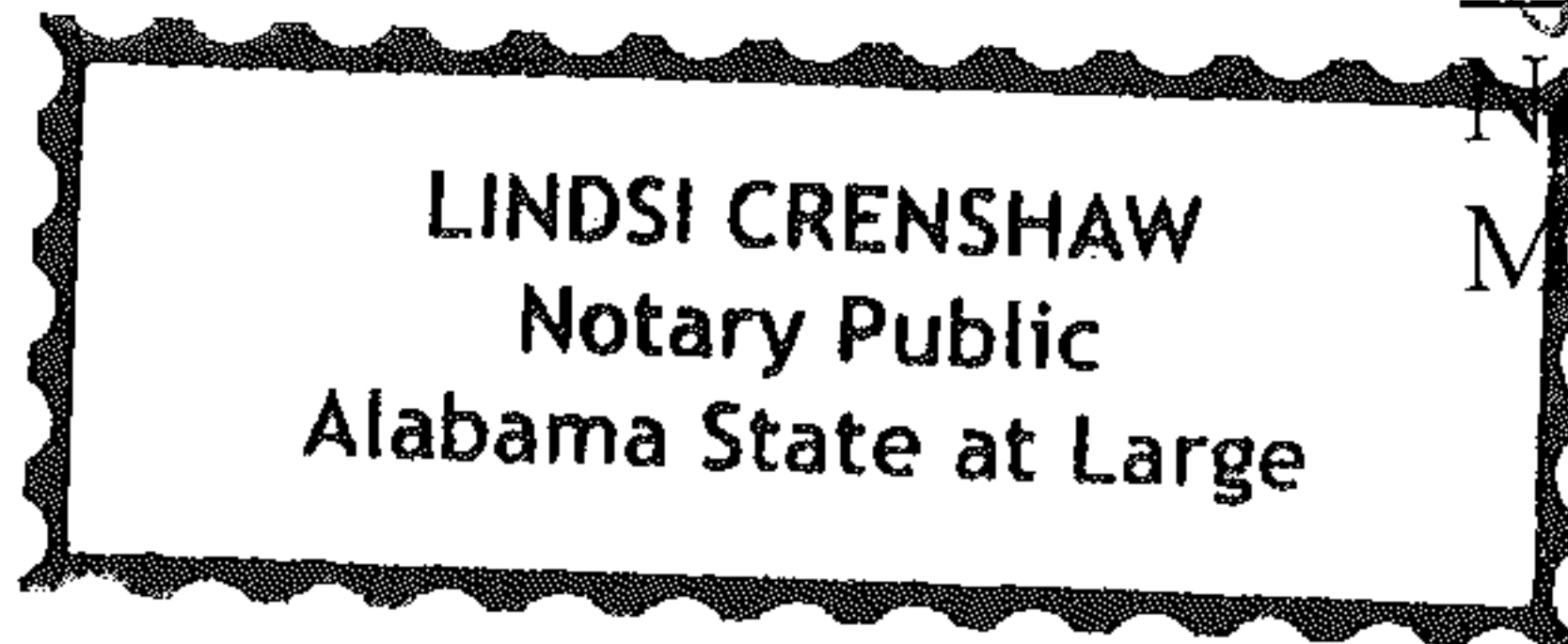


Exhibit A
Property Description

All common areas, including without limitation, Common Areas 1 through 5, and all easements, including without limitation all sidewalk, drainage, utility, sign, landscape, maintenance and access easements, that were not otherwise dedicated to the public, shown on the plat of Aberdeen Subdivision Phase 1, as recorded in Instrument 20250114000013220 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/13/2025 08:06:42 AM
\$36.00 KELSEY
20250813000246950

Allen S. Bayl