

This document prepared by and
after recording, return to:

Harrison & Gammons, P.C.
Attn: Matthew R. Harrison
2430 L&N Drive
Huntsville, Alabama 35801
(256)533.7711

**ANNEXATION & SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CAMDEN PARK, PHASE ONE SECTOR ONE
A SUBDIVISION TO THE CITY OF CALERA, ALABAMA
(Annexation of Phase 5)**

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 29th day of August, 2025, by Birmingham LD, LLC, an Alabama limited liability company ("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, as same may have been previously amended (collectively, the "Declaration"), which is recorded as Document No 20201230000602400; and

WHEREAS, Paragraph 2(e) of said Declaration provides that Declarant may unilaterally extend the Declaration (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 Declaration, 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 Declaration.

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 Declaration to the same extent and degree as if said Declaration was 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 Declaration, 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 and assessment liability in accordance with the provisions of the Declaration.

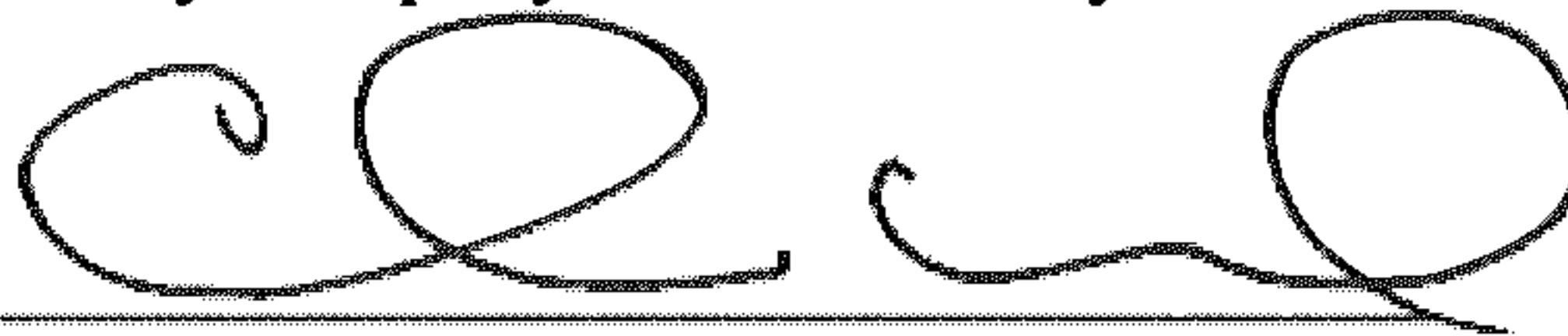
[SIGNATURES ON FOLLOWING PAGE]

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.

DECLARANT:

Birmingham LD, LLC, an Alabama limited liability company

By: Lennar Homes of Alabama, LLC, a Delaware limited liability company as its Attorney in fact



By: Ronald Christopher Moates
Title: Vice President*

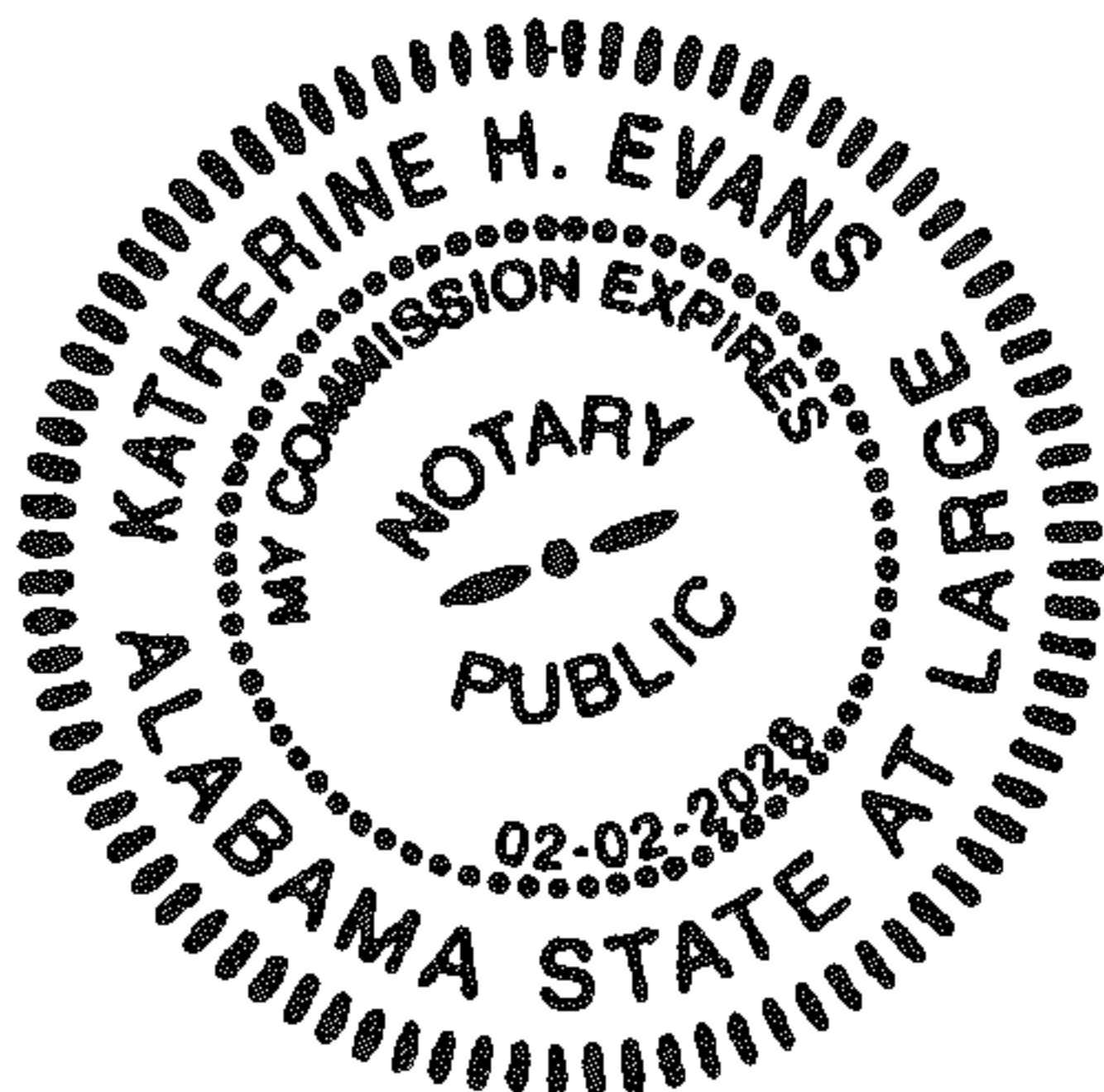
*Power of attorney recorded in MISC Book 2025 Page 864 in the Office of the Judge of Probate of Madison County, Alabama on March 14, 2025

ACKNOWLEDGMENT

STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Rondald Christopher Moates, whose name as Vice President of Lennar Homes of Alabama, LLC, a Delaware limited liability company, in its capacity as attorney in fact for Birmingham LD, 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 the instrument, he, as such Vice President, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 29th of August, 2025.



Notary Public

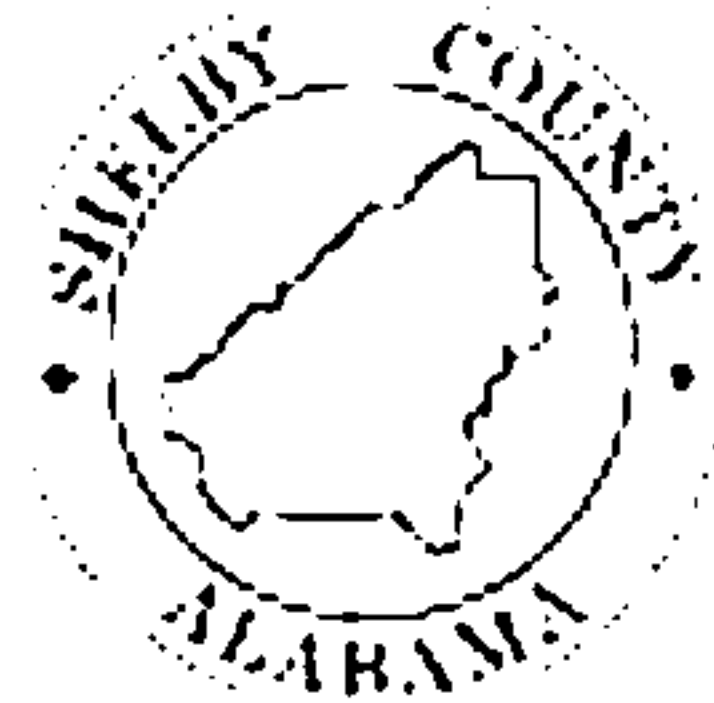
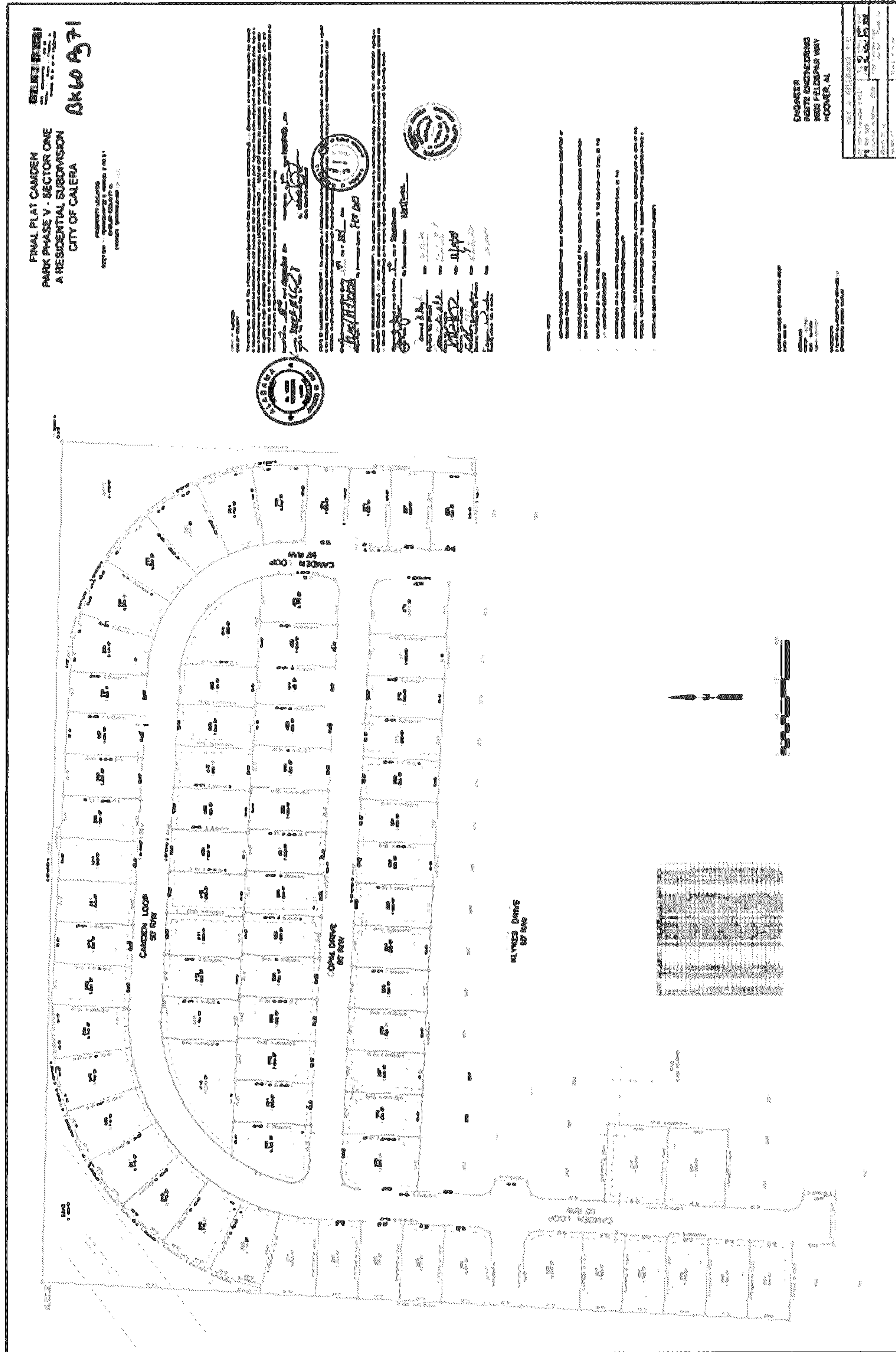
My Commission Expires: 02-02-2028

EXHIBIT “A”

(Legal Description)

Lots 294, 295, 326 to 361, and 376 to 414, according to the Final Plat of Final Plat Camden Park Phase V – Sector One a Residential Subdivision in the City of Calera, as recorded in Book 60, Page 71 on file and of record in the Office of the Judge of Probate of Shelby County, Alabama.

EXHIBIT "B"
(Plat)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 09:45:25 AM
\$34.00 JOANN
20250916000280350

Allen S. Bayal