

MISC 197 789
Recorded In Above Book and Page
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Luke Cooley
Judge of Probate
Houston County, Alabama

Ret
Upon recording, please return to:
M. Maxine Hicks, Esq.
Cofer, Beauchamp, Stradley & Hicks, LLP
99 West Paces Ferry Road, N.W.
Suite 200
Atlanta, Georgia 30305

STATE OF ALABAMA

Reference: Misc. Book 184
Page 488

COUNTY OF HOUSTON

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR GROVE PARK**

THIS SUPPLEMENTAL DECLARATION is made this ^{30TH} day of ^{MAY} April, 2000, by 84 West, Inc., an Alabama corporation, (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant prepared and filed of record that certain Declaration of Covenants, Conditions, and Restrictions for Grove Park on January 28, 1998 in Misc. Book 184, Page 488, et seq., in the Office of the Judge of Probate of Houston County, Alabama (herein referred to as the "Declaration"); and

WHEREAS, pursuant to the terms of Section 7.1 of the Declaration, the Declarant may submit certain additional property described on Exhibit "B" of the Declaration to the terms of the Declaration; and

WHEREAS, Declarant is the owner of the real property described on Exhibit "A" attached hereto ("Additional Property"); and

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WHEREAS, the Additional Property is a portion of that property described on Exhibit "B" to the Declaration; and

WHEREAS, the Declarant desires to submit the Additional Property to the terms of the Declaration;

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby subjects the real property described on Exhibit "A" hereof to the provisions of the Declaration and this Supplemental Declaration, which shall apply to such property in addition to the provisions of the Declaration. Such property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and the Declaration, both of which shall run with the title to such property and shall be binding upon all persons having any right, title, or any interest in such property, their respective heirs, legal representatives, successors, successors-in-title, and assigns. The provisions of this Supplemental Declaration shall be binding upon Grove Park Community Association, Inc. in accordance with the terms of the Declaration.

ARTICLE 1

Definitions

The definitions set forth in Article 1 of the Declaration are incorporated herein by reference.

ARTICLE 2

Amendment to Supplemental Declaration

3.1 **By Declarant.** This Supplemental Declaration may be unilaterally amended by the Declarant in accordance with Section 14.2(a) of Declaration.

3.2 **By Members.** In addition to the requirements of Section 14.2(b) of the Declaration with respect to amendment by Members, any amendment to this Supplemental Declaration shall also require the written consent or affirmative vote, or any combination thereof, of Members holding at least sixty-seven percent (67%) of the total Class "A" votes in the Association.

ARTICLE 4

Declaration

Except as specifically amended hereby, the Declaration and all terms thereof shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Supplemental Declaration the day and year first above written.

DECLARANT: 84 West, Inc., an Alabama corporation

By: Quin Flowers
Quin Flowers
President

STATE OF ALABAMA

COUNTY OF HOUSTON

I, a Notary Public in and for said County, in said State, hereby certify that Quin E. Flowers Jr., whose name as PRESIDENT of 84 West, Inc., an Alabama corporation, signed 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 on the day the same bears date.

Given under my hand and official seal, this 30th day of ^{MAY}~~April~~, 2000.

Annette D. Pitts
Notary Public

My Commission Expires:

11-18-2002

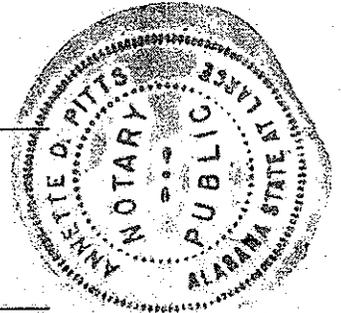


EXHIBIT "A"

Additional Property

ALL THOSE TRACTS or parcels of land lying and being in the SE 1/4 of Section 18, Township 3 North, Range 26 East, Houston County, Alabama, being more particularly described on that certain Plat for 1st Addition to Grove Park, recorded on 30th MAY 2000, in Plat Book 10, Page 94, of the Office of the Judge of Probate Houston County, Alabama, prepared for 84 West, Inc. by John R. Fleming, Alabama Registered Surveyor No. 15152, of Barge Wagoner Sumner & Cannon, Inc., January 10, 2000, and more particularly described below:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 18 TOWNSHIP 3 NORTH RANGE 26 EAST, AND PROCEED ON A BEARING OF S87°02'13"W ALONG THE SOUTH BOUNDARY OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 26 EAST, A DISTANCE OF 240.56 FEET; THENCE ON A BEARING OF N02°57'51"W, A DISTANCE OF 1311.28 FEET, TO THE POINT OF BEGINNING; THENCE ON A BEARING OF N02°57'51"W, A DISTANCE OF 953.48 FEET; THENCE ON A BEARING OF N48°55'27"E, A DISTANCE OF 62.15 FEET; THENCE ON A BEARING OF S77°30'31"E, A DISTANCE OF 85.00 FEET; THENCE ON A BEARING OF N12°29'29"E, A DISTANCE OF 180.00 FEET; THENCE ON A BEARING OF N77°30'31"W, A DISTANCE OF 527.88 FEET; THENCE ON A BEARING OF S02°57'51"E, A DISTANCE OF 1303.35 FEET; THENCE ON A BEARING OF N87°02'09"E, A DISTANCE OF 190.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, CHORD BEARING OF N42°02'09"E, A CHORD DISTANCE OF 28.28 FEET; THENCE ON A BEARING OF N87°02'09"E, A DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING. THE PARCEL CONTAINS 10.16 ACRES, MORE OR LESS.

SPJ Fee	5.00
Recording Fee	11.00
TOTAL	16.00