

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

FOR

**NORTH HILLS AT FAIRHOPE,
A PLANNED UNIT DEVELOPMENT**

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 12/16/2022 9:43 AM
TOTAL \$ 22.00
4 Pages

2038571

**STATE OF ALABAMA
COUNTY OF BALDWIN**



This Amendment to the Declaration of Covenants, Conditions and Restrictions for NORTH HILLS AT FAIRHOPE, A PLANNED UNIT DEVELOPMENT (the "Amendment") dated this the 10th day of November, 2022, by NORTH HILLS AT FAIRHOPE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY (the "Developer"), applicable to NORTH HILLS AT FAIRHOPE, A PLANNED UNIT DEVELOPMENT (the "Development").

WHEREAS, the Developer owns certain land located in Baldwin County, Alabama as shown on the Plat of NORTH HILLS AT FAIRHOPE, A PLANNED UNIT DEVELOPMENT, recorded at Slide 2726-C, in the records of the Office of the Judge of Probate of Baldwin County, Alabama (the "Property");

WHEREAS, the Developer desires to continue to provide for the preservation of the value of the Development and for the maintenance of the Common Area; and to that end, the Developer hereby amends the Declaration of Covenants, Conditions and Restrictions, dated the 12th day of May, 2020, and recorded at Instrument Number 1830027, in the Office of the Judge of Probate of Baldwin County, Alabama, and said Amendment shall be applicable to NORTH HILLS AT FAIRHOPE, A PLANNED UNIT DEVELOPMENT and shall include the following:

ARTICLE IV, Section 4.01, Paragraph "(e)" shall be amended as follows:

(e) Roof material shall be a 30 year dimensional architectural grade shingle, the style and color of which shall be approved by the ARC prior to beginning construction. Standard three tab shingles are specifically prohibited. Roof jacks shall be painted to match the color of the roof. Cooper accents are allowed. Exposed metal valleys are specifically prohibited. Clay tile roofs or similar products are specifically prohibited.

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed by its duly authorized officers on the date set forth in the acknowledgment below, and as of the date above first set forth.

NORTH HILLS AT FAIRHOPE, LLC,
AN ALABAMA LIMITED LIABILITY CO.

BY: THUNDER BOX, L.L.C., MEMBER


BY: WILLIAM RANCE REEHL
ITS: MEMBER

BY: PROSPERITY HILLS, LLC, MEMBER


BY: JAMIE LEE WINDHAM
ITS: MEMBER


BY: ERIC T. WINDHAM
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF BALDWIN

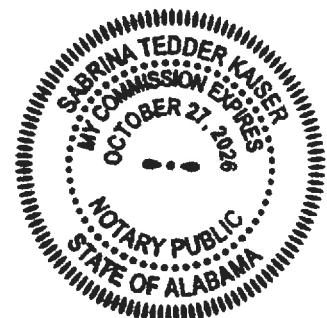
I, Sabrina Tedder Kaiser, a Notary Public in and for said County in said State, hereby certify that WILLIAM RANCE REEHL, whose name as MEMBER of THUNDER BOX, L.L.C., MEMBER OF NORTH HILLS AT FAIRHOPE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Member and full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal on this the 10th day of November, 2022.

Sabrina Tedder Kaiser
Notary Public

My Commission Expires:

October 27, 2026



STATE OF ALABAMA
COUNTY OF BALDWIN

I, Sabrina Tedder Kaiser, a Notary Public in and for said County in said State, hereby certify that JAMIE LEE WINDHAM, whose name as MEMBER of PROSPERITY HILLS, 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, she, as such Member and full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal on this the 10th day of November, 2021.

Sabrina Tedder Kaiser
Notary Public

My Commission Expires:

October 27, 2026

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Sabrina Tedder Kaiser, a Notary Public in and for said County in said State, hereby certify that ERIC T. WINDHAM, whose name as MEMBER of PROSPERITY HILLS, 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 Member and full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal on this the 10th day of November, 2022.

Sabrina Tedder Kaiser
Notary Public

My Commission Expires:

October 27, 2026



THIS INSTRUMENT PREPARED BY:
DUCK, CALHOUN & MEGGINSON
Wm. Daniel Calhoun
Attorney at Law
Post Office Box 1188
Fairhope, Alabama 36533
Telephone: (251)928-2191