

STATE OF ALABAMA :
COUNTY OF BALDWIN :

SUBSEQUENT AMENDMENT AND
SUPPLEMENTARY DECLARATION OF
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CRAFT FARMS NORTH, A SUBDIVISION

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:
2007 May - 4 4: 3PM
Instrument Number 1048233 Pages 5
Recording 15.00 Mortgage
Deed Min Tax
Index DP 5.00
Archive
Adrian T. Johns, Judge of Probate

This Subsequent Amendment and Supplementary Declaration of Declaration of Covenants, Conditions and Restrictions for Craft Farms North, a Subdivision (the "Subsequent Amendment and Supplementary Declaration") made and entered into on the 4th day of May, 2007, by Craft Farms Land Development, L.L.C., an Alabama Limited Liability Company (the "Declarant") for itself, its successors, grantees and assigns.

R E C I T A L S:

1. The Declarant did subdivide certain real property located in Baldwin County, Alabama, which is known as Lot 1 through Lot 106, and the areas designated as Common Areas, on the plat of Craft Farms North, Phase One, a Subdivision recorded in the Office of the Judge of Probate of Baldwin County, Alabama, on Slide 2243-B, Slide 2243-C, Slide 2243-D and Slide 2243-E together with all improvements and appurtenances located thereon (the "Phase One Property").
2. An Association of owners for the operation of the Subdivision was formed under the laws of the State of Alabama known as Craft Farms North Property Owners' Association, Inc., (the "Association").
3. Declarant subjected the Phase One Property to that certain Declaration of Covenants, Conditions and Restrictions for Craft Farms North, Phase One, a Subdivision by instrument dated November 17, 2005 and recorded November 17, 2005 as Instrument Number 936807, Pages 1 through 40 (the "Declaration").
4. Declarant owns the real property described on the Plat of Craft Farms North, Phase Two, a Subdivision recorded in Slide 2339 D and Slide 2339 E (the "Phase Two Plat" or sometimes the "Phase Two Property") and Declarant desires to add the real property described in this Paragraph 4 to the terms and conditions of the Declaration by incorporating the same into the Declaration, the same as if the real property described in this Paragraph 4 and referred to as the Phase Two Property had been originally included therein all in accordance with Article XVI of the Declaration.
5. Article XVI of the Declaration grants to the Declarant the power to unilaterally amend the Declaration. Pursuant to Article XVI of the Declaration, Declarant does amend the Declaration as provided in this Subsequent Amendment and Supplementary Declaration.

The recording references referred to in this Subsequent Amendment and Supplementary Declaration are to the Office of the Judge of Probate of Baldwin County, Alabama. The terms used in this Subsequent Amendment and Supplementary Declaration shall have the same meaning as that contained in the Declaration, unless the context otherwise requires.

NOW, THEREFORE, Declarant makes the following additional Declaration and Subsequent Amendment and Supplementary Declaration as to the use to which the real property described in Paragraph 4 of this Subsequent Amendment and Supplementary Declaration and referred to as the Phase Two Property and the improvements thereon may be put, specifying that the Declaration, as amended by this Subsequent Amendment and Supplementary Declaration shall be binding upon the Declarant, and the successors and assigns of the Declarant, and all Owners of all or any part thereof of the real property and improvements

1048233

described on or located on the property described above and referred to as the Phase Two Property together with their grantees, successors, heirs, executors, administrators, devisees or assigns:

A. Increment. As provided in Article XVI of the Declaration, the Declarant elects to incorporate the real property described above and referred to as the Phase Two Property into Craft Farms North, a Subdivision. The Phase Two Property is subject to the Declaration which shall run with the real property and be binding on all parties having any right, title or interest in the real property described above and referred to as the Phase Two Property. Declarant acknowledges that the provisions contained in Section 8.03 of the Declaration related to Declarant control shall be extended to include the completion and sale of all lots and property contained in the Phase Two Property as well as any other lots and property which may be bought within the jurisdiction of the Association by Subsequent Amendment as provided in the Declaration.

B. Section 7.01. is hereby amended to add the following:

Lots 203, 204, 205 and 206 of Craft Farms North, Phase Two are zoned multifamily and will be developed in the future as multifamily properties. These Lots are excepted from the single family residential restrictions contained in Section 7.01. of the Declaration.

C. Section 7.04. Minimum Dwelling Area of the Declaration is amended to read as follows:

Lots 1 through 29 - not less than 1,800 square feet;

Lots 115 through 139 and Lots 143 through 168 – not less than 1,800 square feet;

Lots 30 through 67 - not less than 2,400 square feet;

Lots 107 through 114, and Lots 140 through 142 and Lots 169 through 202 – not less than 2,600 square feet; and

Lots 68 through 106 - not less than 2,800 square feet.

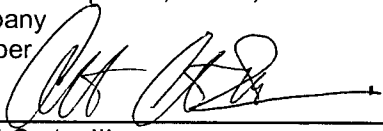
D. Adoption. Except as provided in this Subsequent Amendment and Supplementary Declaration, and as altered and amended by this Subsequent Amendment and Supplementary Declaration, the Declaration and every part and provision of the Declaration is in all respects ratified and confirmed and by reference adopted and incorporated in this Subsequent Amendment and Supplementary Declaration, the same as if fully set forth in this Subsequent Amendment and Supplementary Declaration.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed on the day and year first above referred to.

Declarant:

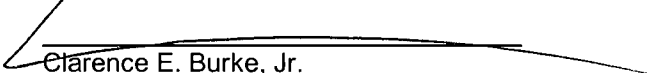
Craft Farms Land Development, LLC, an Alabama Limited Liability Company

By: Country Club Development, L.L.C., an Alabama Limited Liability Company
Its: Member

By: 
Albert Corte, III
Its: Manager

By: Pennstar, LLC, an Alabama Limited Liability Company
Its: Member

By: Summit Construction Company, Inc., an Alabama
Corporation
Its: Manager

By: 
Clarence E. Burke, Jr.
Its: President

By: Craft Ventures, LLC, an Alabama Limited Liability
Company
Its: Member

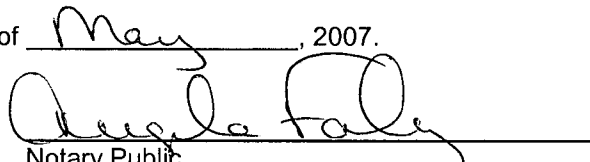
By: 
Robert S. Craft
Its: Manager

STATE OF ALABAMA :

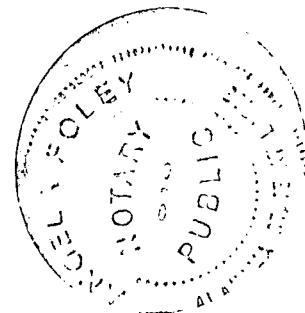
COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Albert Corte, III, whose name as President of AC3, Inc., an Alabama Corporation acting in its capacity as a Member of Country Club Development, L.L.C., an Alabama Limited Liability Company, acting in its capacity as a Member of Craft Farms Land Development, 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 President of AC3, Inc., an Alabama Corporation, and with full authority, executed the same voluntarily for and as the act of AC3, Inc., an Alabama Corporation acting in its capacity as a Member of Country Club Development, L.L.C., an Alabama Limited Liability Company, acting in its capacity as Member of Craft Farms Land Development, LLC, an Alabama Limited Liability Company.

Given under my hand and seal this 4th day of May, 2007.


Notary Public
My Commission Expires:

11-09

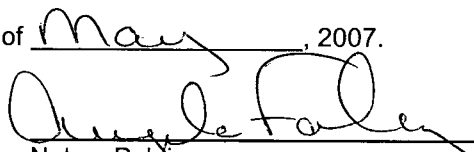


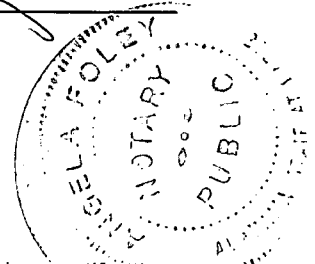
STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Clarence E. Burke, Jr., whose name as President of Summit Construction Company, Inc., an Alabama Corporation, acting in its capacity as the Manager of Pennstar, LLC, an Alabama Limited Liability Company, acting in its capacity as a Member of Craft Farms Land Development, 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 President of Summit Construction Company, Inc., an Alabama Corporation, and with full authority, executed the same voluntarily for and as the act of Summit Construction Company, Inc., an Alabama Corporation, acting in its capacity as Manager of Pennstar, LLC, an Alabama Limited Liability Company, acting in its capacity as Member of Craft Farms Land Development, LLC, an Alabama Limited Liability Company.

Given under my hand and seal this 4th day of May, 2007.


Notary Public
My Commission Expires:
11-09

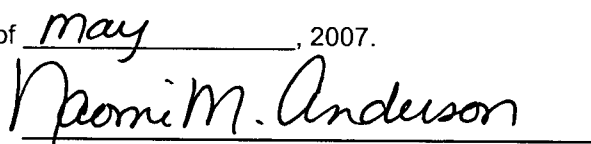


STATE OF ALABAMA :

COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Robert S. Craft, whose name as Manager of Craft Ventures, LLC, an Alabama Limited Liability Company, acting in its capacity as a Member of Craft Farms Land Development, 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 Manager of Craft Ventures, LLC, an Alabama Limited Liability Company, and with full authority, executed the same voluntarily for and as the act of Craft Ventures, LLC, an Alabama Limited Liability Company, acting in its capacity as Member of Craft Farms Land Development, LLC, an Alabama Limited Liability Company.

Given under my hand and seal this 4 day of May, 2007.


Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 14, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED BY:

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