

STATE OF ALABAMA)

COUNTY OF BALDWIN)

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 3/9/2023 1:46 PM
TOTAL \$ 19.00
3 Pages

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AMENDMENT TO THE DECLARATION OF
RIGHTS, COVENANTS, RESTRICTIONS, AFFIRMATIVE OBLIGATIONS
AND CONDITIONS FOR
ABBEY RIDGE SUBDIVISION

WHEREAS, Abbey Ridge Subdivision, was created by that certain Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions for Abbey Ridge Subdivision, (hereinafter referred to as "Declaration"), as recorded on April 12, 2007, as Instrument Number 1042985 in the records in the Office of the Judge of Probate of Baldwin County, Alabama, as amended; and,

WHEREAS, the Members of Abbey Ridge Property Owners Association, Inc., do desire to further amend and revise said Declaration of the Association, according to Article IX, Additions and Amendments, of said Declaration; and,

WHEREAS, notice of the subject matter of this proposed revision was included in the Notice of Meeting; and,

WHEREAS, said proposed revision was adopted by a majority of the allocated votes of the Members at the Annual Meeting of the Association held on the 25th day of March, 2023.

NOW, THEREFORE, the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions for Abbey Ridge Subdivision, shall be amended as follows:

Article VI, Paragraph 6.5, 1st Sentence, is hereby amended to read as follows:

6.5 Quorum. *At any Meeting of the Members, whether regular or special, the presence at the meeting, in person or by proxy, of Members entitled to cast not less than thirty (30%) percent of all the votes shall constitute a quorum.*

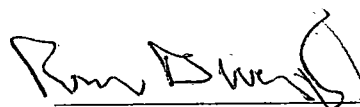
Article VI, Paragraph 6.10, 6th Sentence, is hereby amended to read as follows:

6.10 Liens. *.....Such liens may be foreclosed by an action brought in the name of the Association in the same manner as a foreclosure of a mortgage with a power of sale on real property.....*

THE UNDERSIGNED, hereby certifies that he is the duly elected and qualified Secretary and the custodian of the books and records and seal of Abbey Ridge Property Owners Association, Inc., an Alabama Nonprofit Corporation, duly formed pursuant to the Laws of the State of Alabama and that the foregoing is a true record of an Amendment duly adopted by a majority of the allocated votes in the Association at a Meeting of the Members and that said Meeting was held in accordance with state law and the Bylaws of the above named Corporation and that said Amendment is now in full force and effect without modification or rescission. In all other respects, the said Declaration shall remain in full force and effect and otherwise unmodified.

IN WITNESS WHEREOF, the undersigned certifies that he executed this Amendment to the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions for Abbey Ridge Subdivision, this the 9 day of March, 2023.

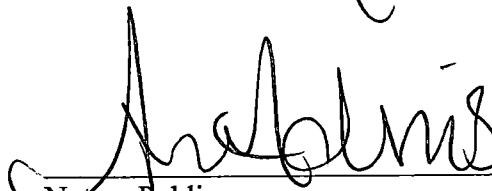
Abbey Ridge Property Owners
Association, Inc.


BY: Ron Buczyk, Its Secretary

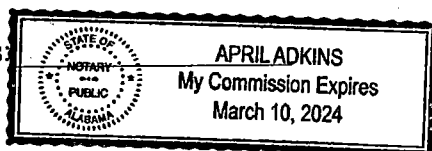
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, a Notary Public, in and for said County in said State, hereby certify that Ron Buczyk, whose name as Secretary of Abbey Ridge Property Owners Association, Inc., 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 for and as the act of said non-profit corporation on the day the same bears date.

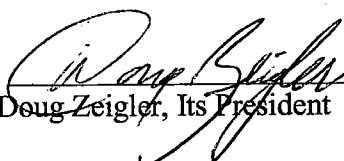
Given under my hand and seal on this the 9 day of March, 2023.


Notary Public

My Commission Expires:



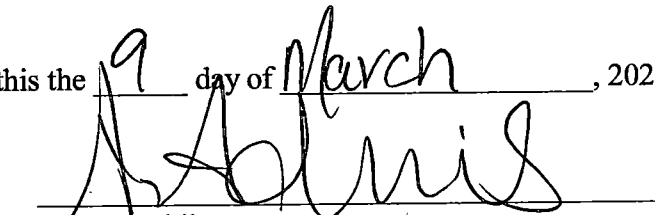
ATTESTED:


BY: Doug Zeigler, Its President

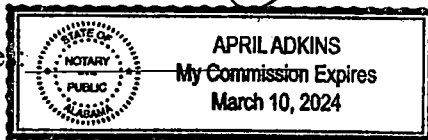
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, a Notary Public, in and for said County in said State, hereby certify that Doug Zeigler, whose name as President of Abbey Ridge Property Owners Association, Inc., 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 for and as the act of said non-profit corporation on the day the same bears date.

Given under my hand and seal on this the 9 day of March, 2023.


Notary Public

My Commission Expires:



This Instrument Prepared By:
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