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Madison County, AL
FRANK BARGER Probate Judge

File **2020-00066985**

STATE OF ALABAMA)
 :
MADISON COUNTY)

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS TO CROWN POINTE FOR
CROWN POINTE PHASE IX**

KNOW ALL MEN BY THESE PRESENTS: That whereas, JEFF BENTON DEVELOPMENT, INC., an Alabama corporation (herein "Declarant"), has heretofore established and filed that certain Declaration of Covenants, Conditions and Restrictions for CROWN POINTE as Document No. 20120329000189450, in the Office of the Judge of Probate of Madison County, Alabama (herein the "Declaration"), for the use and enjoyment of certain lots in CROWN POINTE, PHASE I, as said subdivision is recorded as Document No. 20120215000095100, in the Office of the Judge of Probate of Madison County, Alabama; and,

WHEREAS, the Declaration has been amended by those certain Amendments recorded as Document No. 20120614000370430 and Document No. 20121031000705650, and/or further supplemented and/or amended by those certain Supplemental Declarations, as follows: (i) the Lots or Property comprising the Final Plat of Crown Pointe Phase II, recorded as Document No. 20130423000261570; (ii) the Lots or Property comprising the Final Plat of Crown Pointe Phase III recorded as Document No. 20130508000304580; (iii) the Lots or Property comprising the Final Plat of Crown Pointe Phase III, Part 2 recorded as Document No. 20130917000612090; (iv) the Lots or Property comprising the Final Plat of Crown Pointe Phase IV recorded as Document No. 20150403000171630; (v) the Lots or Property comprising the Final Plat of Crown Pointe Phase V recorded as Document No. 20160212000071060; (vi) the Lots or Property comprising the Final Plat of Crown Pointe Phase VI recorded as Document No. 20160212000071850, (vii) the Lots or Property comprising the Final Plat of Crown Pointe Phase VII recorded as Document No. 20160913000521980, and (viii) the Lots or Property of Crown Pointe Phase VIII recorded as Document No. 2018-00022727, respectively, all in the Office of the Judge of Probate of Madison County, Alabama; and,

WHEREAS, Article X, Section 1 (a) of said Declaration provides that the Declarant may subject all or any portion of the real property described in Exhibit "C" thereto to the provisions of such Declaration and to the jurisdiction of the Crown Pointe Homeowners Association, Inc.; and,

WHEREAS, the Declarant and JEFF BENTON HOMES, INC., an Alabama corporation ("JGB") are the Owners of the Lots or Property comprised by the **Final Plat of CROWN POINTE PHASE IX, Part A, A Resubdivision of Tract A of Crown Pointe Phase VII as recorded in Document No. 2018-00017289**, and being recorded as File No. 2019-00059695 ("Crown Pointe Phase IX, Part A"), and the **Final Plat of CROWN POINTE PHASE IX, Part B, A Resubdivision of Tract B and a Replat of Lots 276 & 277, Common Area 13 and Tract A of Crown Pointe Phase IX Part A, a Resubdivision of Tract A of Crown Pointe Phase VIII, as recorded in Document No. 2018-00017289**, as recorded in Document No. 2019-00059695 ("Crown Pointe Phase IX, Part B"), both in the Office of the Judge of Probate of Madison County, Alabama; and,

WHEREAS, the Declarant and JBH desire to ratify, confirm and consent to this Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Crown Pointe recorded as Document No. 20120329000189450, as supplemented and/or amended, in the Office of the Judge of Probate of Madison County, Alabama, for the purpose of giving full force and effect to the easements, restrictions, terms and conditions contained therein so that the same shall be binding on all parties having any right, title or interest in said Crown Point Phase XI, Part A and Crown Pointe Phase XI, Part B.

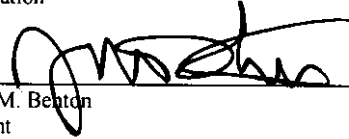
NOW, THEREFORE, pursuant to the provisions of Article X, Section 1 (a) of the Declaration, the undersigned, JEFF BENTON DEVELOPMENT, INC., as Declarant, does by these presents add to the Declaration, as supplemented and/or amended, Lots or Property owned by it which are comprised by the Crown Pointe Phase XI, Part A and Crown Point Phase XI, Part B, said Lots or Property being a portion of the property described in Exhibit "C" of the Declaration; and which Lots or Property are comprised by Crown Point Phase XI, Part A and Crown Pointe Phase XI, Part B, and which shall, by the execution hereof, be subject to the Declaration of Covenants, Conditions and Restrictions for CROWN POINTE recorded as Document No. 20120329000189450, as amended, all in the Office of the Judge of Probate of

Madison County, Alabama, and all easements, restrictions, terms and conditions contained therein, and which said Lots or Property shall further be entitled to all rights arising as a result of the Declaration, as supplemented and/or amended.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this the 26 day of August, 2020.

DECLARANT/OWNER:

JEFF BENTON DEVELOPMENT, INC., an Alabama corporation



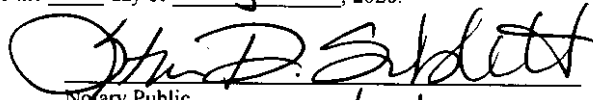
By: Jeffrey M. Benton
Its: President

STATE OF ALABAMA)
 :
MADISON COUNTY)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **Jeffrey M. Benton**, whose name as President of **JEFF BENTON DEVELOPMENT, INC., an Alabama corporation**, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day same bears date.

Given under my hand and seal this the 26 day of August, 2020.

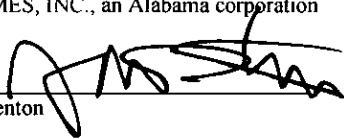
Stara D. Sublett
NOTARY
PUBLIC
Alabama State At Large


Notary Public
My Commission Expires: 10/04/2020

OWNER:

JEFF BENTON HOMES, INC., an Alabama corporation

By: Jeffrey M. Benton
Its: President

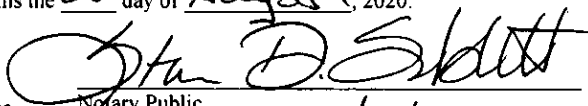


STATE OF ALABAMA)
 :
MADISON COUNTY)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **Jeffrey M. Benton**, whose name as President of **JEFF BENTON HOMES, INC., an Alabama corporation**, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day same bears date.

Given under my hand and seal this the 26 day of August, 2020.

Stara D. Sublett
NOTARY
PUBLIC
Alabama State At Large



Notary Public
My Commission Expires: 10/04/2020

The undersigned Mortgagee, ServisFirst Bank, hereby ratifies the application of this Declaration to the real property described herein.

MORTGAGEE:

SERVISFIRST BANK

[Signature]
By: Drew Battle
Its: SVP

STATE OF Alabama)
:)
COUNTY OF Madison)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Drew Battle, whose name as SVP of SERVISFIRST BANK, 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/she, as such Officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and seal this the 25th day of August, 2020.

[Signature]
Notary Public
My Commission Expires: 11-25-2023



⚡ THIS INSTRUMENT WAS PREPARED BY: Matthew R. Harrison, HARRISON & GAMMONS, P.C., 2430 L & N DRIVE, HUNTSVILLE, ALABAMA 35801, (256) 533-7711/hg

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