



Doc ID: 023829240002 Type: AMENDDEC
 Filed/Cert: 03/11/2021 09:37:00 AM
 Fee Amt: \$28.25 Page 1 of 2
 Madison County, AL
 FRANK BARGER Probate Judge

File **2021-00020330**

STATE OF ALABAMA)

MADISON COUNTY)

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR
 CROWN POINTE**

KNOW ALL MEN BY THESE PRESENTS: That WHEREAS, on March 29, 2012, 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 recorded as Document No. 20120329000189450, in the Office of the Judge of Probate of Madison County, Alabama, , as amended and supplemented to from time to time (collectively, herein the "Declaration"), for the use and enjoyment of certain lots in CROWN POINTE, as said subdivision is recorded in Document No. 20120215000095100, in the Office of the Judge of Probate of Madison County, Alabama; and,

WHEREAS, Article XIV, Section 4, of the Declaration provides that the Declaration may be amended unilaterally by Declarant so long as Declarant has the right to unilaterally subject additional property to the Declaration as provided in Article X of the Declaration; and,

NOW, THEREFORE, pursuant to the provisions of Article XIV, Section 4 of the Declaration, the undersigned, Declarant acting within the authority established by said Declaration, does hereby amend the Declaration as follows:

1. Amendment. The Restrictions shall be amended as follows:
 - a. Exhibit "D", Article II, Section 9 is deleted in its entirety and the following inserted in lieu thereof:

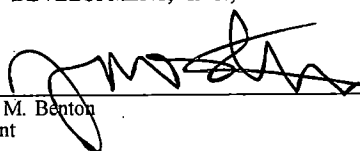
"Section 9. Quorum. The presence, in person or by proxy, of Owners holding at least thirty-five (35%) percent of the total eligible Association vote shall constitute a quorum at all meetings of the Association. The members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum."
2. Ratification. All other provisions of the Declaration, as amended, shall remain unchanged and in full force or effect, except as specifically amended herein.
3. Counterparts. This Amendment may be executed in any number of counterparts such that the original signature pages, when combined, shall constitute a complete and binding Amendment.
4. Capitalized Terms. All capitalized terms used herein and not specifically defined herein, shall have the meaning as defined in the Restrictions.

[ALL SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Declarant has caused this instrument to be executed effective by its duly authorized representative on this the 9 day of March, 2021.

DECLARANT:

JEFF BENTON DEVELOPMENT, INC., an Alabama corporation

By: 
Its: Jeffrey M. Benton
President

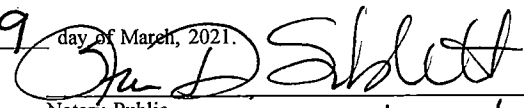
STATE OF ALABAMA)
 :
MADISON COUNTY)

I, the undersigned, a Notary Public in and for said County 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.

Given under my hand and seal this 9 day of March, 2021.

NOTARY
PUBLIC

Alabama State At Large


Notary Public
My Commission Expires: 10/2/2024

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

HARRISON GAMMONS PC -633

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