

**FIRST AMENDMENT TO THE RULES AND REGULATIONS OF ARBOR PLACE CONDOMINIUM  
ASSOCIATION, INC.**

**TO THE PROBATE JUDGE OF JEFFERSON COUNTY, ALABAMA**

Pursuant to the provisions of Title 10A, Code of Alabama 1975, and as directed by a majority vote at a Special Meeting taken on October 16, 2014, the Board of Directors of the Arbor Place Condominiums hereby amends the Rules and Regulations of Arbor Place Condominiums by the filing of the following Amendments.

**ITEM AMENDED**

**PETS: #1 CURRENT CLAUSE IS TO BE STRICKED AND NEW CLAUSE TO READ:**

- 1) As of January 1<sup>st</sup>, 2015 the Rules and Regulations of Arbor Place Condominiums are to include a non-refundable pet deposit to be paid at closing by owner or before tenant occupies owner's unit. Current owners who have tenants move-in after January 1<sup>st</sup>, 2015 are to pay the association a non-refundable pet deposit. Non-refundable pet deposits are; \$150 for a cat, \$300 for an adult dog 50 pounds or under, \$500 for an adult dog 50 pounds or over. Should owner lease to tenant, the pet deposit must be obtained by Southern Property Management Group before move-in.
- 2) The Board of Directors reserve the right to deny any owner's or tenant's pet.
- 3) Pets are to be maintained on a leash at all times whenever they are outside and must be under the control of you or your handler. This is a **City of Homewood ordinance** and will be strictly enforced. Failure to comply with the leash law will result in a \$200.00 fine and possible legal action.
- 4) Pets are to be taken to the cove of pine trees behind the pool ("the pet trail") for defecation purposes. Pet owner is responsible for cleaning up pet waste immediately.
- 5) No staking of pets is allowed on the grounds.

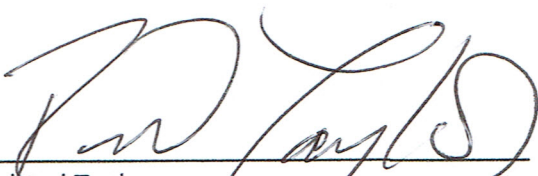


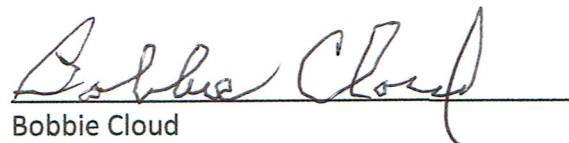
20150521000499150 1/3  
Bk: LR201513 Pg: 2537  
Jefferson County, Alabama  
I certify this instrument filed on:  
05/21/2015 02:12:26 PM RESO  
Judge of Probate- Alan L. King

**ITEM TO BE ADDED  
MOVE IN / MOVE OUT FEES**

As of January 1, 2015 any resident moving in or out of the Condominium Property must schedule such move with and pay a \$100.00 non-refundable fee to the Managing Agent at least one week in advance of the move. Prior to the move a walkthrough of the general area of the move will be conducted by an appointed agent to determine the pre-existing condition of the Condominium Property. After the move a walkthrough of the general area of the move will be conducted by an appointed agent. If the cost to repair any damage caused by the move exceeds the \$100.00 fee, a special assessment will be made against the Unit Owner of the Unit in which the moving resident lives or lived.

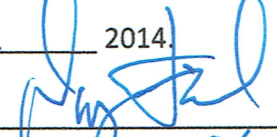
**IN WITNESS WHEREOF**, the undersigned have hereunto subscribed their names, as Board Members of Arbor Place Condominiums; to the Amendment to the Bylaws of the Declaration of Protective Covenants for Arbor Place this the 15<sup>th</sup> day of JAN 2014.

  
Richard Taylor  
President, Arbor Place Condominium  
Association Inc.

  
Bobbie Cloud  
Vice President, Arbor Place Condominium  
Association Inc.

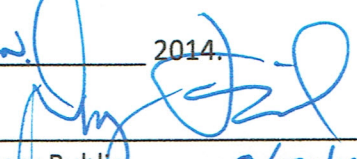
**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said Sate hereby certify that Richard Taylor, as President of Arbor Place Condominium Association, Inc., is signed to the foregoing Amendment and is known to me, acknowledged before me, that, being informed of the contents of the Amendment, is a Member of the Board of Directors and with full authority executed the same voluntarily for and as the act of incorporated entity.

Given under my hand and seal this 15<sup>th</sup> day of JAN. 2014.  
  
\_\_\_\_\_  
Notary Public 8/27/16



I, the undersigned, a Notary Public in and for said County, in said Sate hereby certify that Bobbie Cloud, as Vice President of Arbor Place Condominium Association, Inc., is signed to the foregoing Amendment and is known to me, acknowledged before me, that, being informed of the contents of the Amendment, is a Member of the Board of Directors and with full authority executed the same voluntarily for and as the act of incorporated entity.

Given under my hand and seal this 15<sup>th</sup> day of JAN. 2014.  
  
\_\_\_\_\_  
Notary Public 8/27/16



20150521000499150 3/3  
Bk: LR201513 Pg:2537  
Jefferson County, Alabama  
05/21/2015 02:12:26 PM RESO  
Fee - \$22.00

Total of Fees and Taxes-\$22.00  
CTHORNTON

Judges Alan L King & Sherri C Friday  
 JUDGE OF PROBATE  
 716 Richard Arrington Jr. Blvd. North  
 Birmingham, AL 35203  
 (205) 325-5411

Receipt for Services

Cashier CTHORNTON Batch # 676967  
 Customer Name ARBOR PLACE CONDO Date: 05/21/2015 Time: 02:12:26PM

Date	Instrument No	Document Type	Transaction Type	MortAmt	Taxes	Pages	ConsAmt	Pg/Amt
5/21/2015 2:12:26PM	20150521000499150	RESO	LR201513 2537	0.00	0.00	3	0.00	3
Party 1:	ARBOR PLACE CONDO ASSN INC 1ST AMENDEMENT		Party 2:					
			Archival Fee					11.00
			Recordation Stamp					1.00
			Indexing					1.00
			Recording Per Page					9.00
			<b>Total:</b>					<b>22.00</b>
		<b>Fee Total:</b>						<b>22.00</b>
<b>CHECK</b>	1574							22.00
			<b>Payment Total:</b>					<b>22.00</b>