

Source of Title
Deed Book 2019
Page 3213

STATE OF ALABAMA

TUSCALOOSA COUNTY

DEED Bk: 2026 Pg: 16346
State of Alabama, Tuscaloosa County
Ward D. Robertson, III Judge of Probate
Recorded: 07/02/2026 04:46 PM # Of Pgs: 4
Tran: 159518 NO TAX Fees: \$15.00 Total: \$15.00

**FIRST AMENDMENT OF
HIGHLAND LAKES
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS FIRST AMENDMENT OF HIGHLAND LAKES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "First Amended Declaration") made as of this 2nd day of July, 2026, by FOUR ONE NINE, LLC, an Alabama limited liability company ("Developer").

WITNESSETH

WHEREAS, the Developer imposed certain covenants, conditions and restrictions (Highland Lakes Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 2020, Page 1770 in the Probate Office of Tuscaloosa County, Alabama) (the "Declaration") on the property described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, said the Turnover Date as defined in the Declaration has not occurred: and

WHEREAS, Section 10.02 of the Declaration reserved unto the Developer the right to make amendments to the Declaration until the occurrence of the Turnover Date; and

WHEREAS, the Developer desires to amend the Declaration.

NOW, THEREFORE, Developer, for itself, and any subsequent Owners, its tenants, successors and assigns, does amend the Declaration as set forth herein.

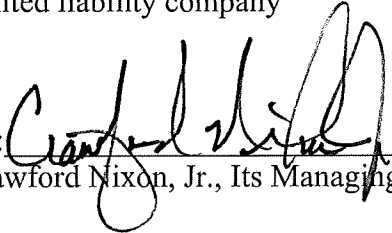
AMENDMENT

Section 6.01 (d) is deleted and amended to state: The leasing or rental of a Building for residential purposes only shall not be considered a violation of this covenant so long as (i) For purposes of Short-Term Rentals (STR), the Building shall not be rented for more than a total 30 days in any calendar year, shall not be occupied by the Owner during a STR, shall not include more than six adults during each STR, (ii) or otherwise is leased for a period of twelve (12) months or more, and (iii) in either instance, is otherwise in compliance with all other provisions of the Declaration, as amended, and the Rules and Regulations promulgated and published from time to time by the Association.

IN WITNESS WHEREOF, Developer has caused this First Amended Declaration to be executed as of the day and year first above written.

DEVELOPER:

FOUR ONE NINE, LLC, an Alabama limited liability company

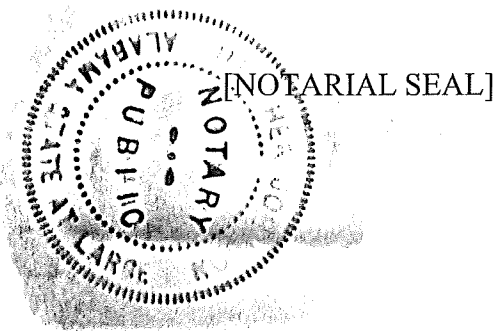
By:  [SEAL]
Crawford Nixon, Jr., Its Managing Member

STATE OF ALABAMA)

COUNTY OF TUSACLOOSA)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Crawford Nixon, Jr., whose name as Managing Member of FOUR ONE NINE, 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 such managing member and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 2nd day of July, 2026.

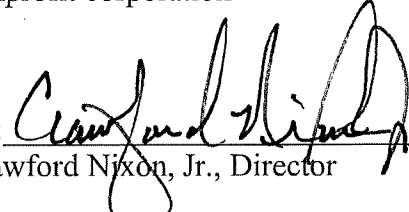


Notary Public 
My Commission Expires: 8/1/28

CONSENT OF ASSOCIATION

The undersigned, Highland Lakes Neighborhood Association, Inc., an Alabama nonprofit corporation, has joined in the execution of this First Amended Declaration in order to consent to and agree to be bound by all of the terms and provisions of this First Amended Declaration.

HIGHLAND LAKES NEIGHBORHOOD
ASSOCIATION, INC., an Alabama
nonprofit corporation

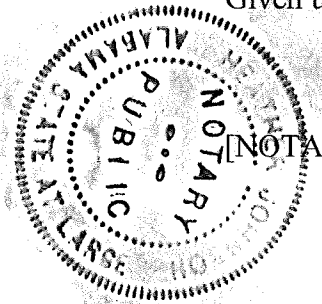
By:  [SEAL]
Crawford Nixon, Jr., Director

STATE OF ALABAMA)

COUNTY OF TUSACLOOSA)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Crawford Nixon, Jr., whose name as Director of HIGHLAND LAKES NEIGHBORHOOD ASSOCIATION, INC., an Alabama nonprofit 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 director and with full authority, executed the same for and as the act of said nonprofit corporation.

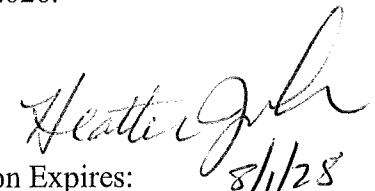
Given under my hand and official seal this 2nd day of July, 2026.



[NOTARIAL SEAL]

Notary Public

My Commission Expires:


8/1/28

THIS INSTRUMENT WAS PREPARED BY:

W. Cameron Parsons, Sr.
2909 7th Street
Tuscaloosa, Al., 35401
205-349-5500

EXHIBT "A"

Lots 14-44, inclusive, and Open Space Lot 45 and Open Space Lot 46, according to the Final Plat of Highland Lakes Phase One, as recorded in Map Book 2019, Page 213, in the Office of the Judge of Probate of Tuscaloosa County, Alabama.