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DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR CAYMAN PLACE

2011037301
Don Davis, Judge of Probate

THIS DECLARATION, made this 28th day of June, 2011 by SATSUMA REAL PROPERTIES, LLC, an Alabama limited liability company, hereinafter referred to as "Developer"

WHEREAS, Developer is the owner of the real property located in Mobile County, Alabama and more particularly described as follows, to-wit.

Lots 1 through 35, CAYMAN PLACE, according to the plat thereof recorded in Map Book 125, page 94 of the records in the office of the Judge of Probate of Mobile County, Alabama.

NOW THEREFORE, Developer hereby declares that all of the real property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of said real property and which shall run with the real property and be binding on all parties having any right, title or interest in the described property, or any part thereof, and upon all persons deriving title through the Developer, and their respective heirs, successors and assigns and which shall inure to the benefit of each other thereof

ARTICLE I
DEFINITIONS

Section 1.1 "Association" shall mean and refer to the Cayman Place Homeowners Association, Inc., an Alabama non-profit corporation, its successors and assigns. This is the Declaration of Covenants, Conditions and Restrictions to which the Certificate of Formation and Bylaws of the Association make reference.

Section 1.2 "Owner" shall mean and refer to the record owner, whether one (1) or more persons or entities, of a fee simple title to all or any portion of any Lot which is a part of the Properties as hereinafter defined, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 1.3 "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 1.4 "Common Areas" shall mean real property, easements and any other interests in real property (including any improvements thereto or thereon) now or hereafter owned by the Association for the common use and enjoyment of the Owners. The Common Areas to be owned by the Association at the time of the conveyance of the first Lot are those common areas designated on the plat as hereinafter defined.

Section 1.5 "Lot" shall mean and refer to each of the platted lots as shown on the Plat of CAYMAN PLACE, a subdivision as recorded in the public records of Mobile County, Alabama. In the event a portion of a lot is added to another lot due to building encroachments, setback violations or for other reasons, such combination of lots and the remainder of a lot shall also constitute a "Lot" under this definition.

Section 1.6 "Plat" shall mean and refer to the Plat of CAYMAN PLACE, Phase One, which is recorded in the public records of Mobile County, Alabama in Map Book 125, page 94 of the records in the office of the Judge of Probate of Mobile County, Alabama.

Section 1.7 "Subdivision" shall mean and refer to CAYMAN PLACE, a subdivision situated in Mobile County, Alabama according to the Plat.

Section 1.8 "Additional Property" shall mean any additional property, which may hereafter be subjected to the Protective Covenants as set forth in Section 8.7 hereof.

ARTICLE II PROPERTY RIGHTS

Section 2.1 Common Area Easements: Every Owner of every Lot shall have a right and easement of enjoyment in and to the Common Areas, including, without limitation, any wetlands and detention ponds, which shall be appurtenant to and shall pass with title to every Lot (even if not referenced in the document of conveyance) for the following purposes:

- (a) Displaying and maintaining a sign identifying the Subdivision.
- (b) Erecting and maintaining a fence and landscaped area on the Common Area at the entrance to the subdivision.
- (c) Maintaining any wetlands and the detention pond.
- (d) Such other rights and easements as the Association may determine to be suitable for the use and enjoyment of the Owners.

Section 2.2 General. The rights and easements of enjoyment herein created and reserved shall be subject to the following provisions.

- (a) Right of the Association to expand or bring other properties within the jurisdiction of the Association.
- (b) An easement in favor of Developer and Association to develop and construct improvements on the Common Areas and to repair and maintain any existing improvements on such Common Areas, provided, however, Developer shall have no obligation to so repair and maintain any improvements once constructed.
- (c) Easements and rights of way of record.

ARTICLE III ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

Section 3.1 Organization of Association. Developer has caused or shall cause the formation of a homeowner's association that shall be a non-profit corporation. Such corporation shall be required to hold title to all common areas as defined and provided herein. The name of such non-profit corporation shall be "Cayman Place Homeowner's Association, Inc.," and shall be referred to herein as "Association". Said Association shall be governed and managed by its Board of Directors, which shall be elected by its members in accordance with and for such terms as may be provided in its Articles of Incorporation and By-Laws; however, control of the number of directors and the membership of said Board of Directors shall be retained by Developer until (i) Developer ceases to be the record owner of any unit or Lot within the Subdivision or (ii) the date on which Developer relinquishes its right to the members of the Association to determine the number of directors and to elect directors, whichever event shall occur first.

Section 3.2 Authority and Obligations of Association. The Association shall have such objects, purposes and powers as provided in the Articles of Incorporation and shall, among other things, own, maintain, service, repair and replace if necessary, all Common Areas as defined herein. Rules and regulations for the use thereof, shall be adopted in

accordance with the terms and conditions of the Articles of Incorporation of the Association and Bylaws adopted by Association. The Association shall have the obligation of collecting all assessments, maintaining and investing all funds, including reserve funds, maintaining appropriate accounting records therefore in accordance with generally accepted accounting principles and paying all expenses in connection with its maintenance, repair and replacement obligations. The Association shall obtain insurance coverage as required by this Declaration. The Association shall maintain any wetlands shown as Common Area on the Plat in accordance with the requirements and regulations of ADEM, EPA, the Corp of Engineers and any other such governmental agency with regulatory rights and controls over such wetlands.

Section 3.3 Memberships. Every owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to assessment.

Section 3.4 Classes of Membership. The Association shall have two (2) classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Developer (who shall become a Class A member as provided hereafter) and shall be entitled to one (1) vote for each Lot owned, When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such a Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot. No fractional votes may be cast by co-Owners. Any dispute as to ownership shall be decided by the Association.

Class B. Class B members shall be Developer and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership upon the happening of either of the following events, whichever occurs earlier (a) when Developer ceases to be the record owner of any Lot within the Subdivision, or (b) the date on which Developer relinquished its right under Class B membership herein. From and after the happening of these events, whichever occurs earlier, the Class B member shall be deemed to be a Class A member entitled to one (1) vote for each Lot which is owned by said Class B member. The Developer shall not exercise its voting rights granted to it under this Article in an unreasonable manner nor in such a way as to cause undue hardship upon any Owner. Likewise, Class A members shall not exercise their voting rights granted to them in a manner as to hinder the Developer, in any manner, in selling the Lots it has remaining, nor to affect any reservation or right of the Developer contained herein, or elsewhere, so long as the Developer holds title to at least one Lot.

ARTICLE IV COVENANT FOR SUBDIVISION MAINTENANCE ASSESSMENTS

Section 4.1 Creation of the Lien and Personal Obligation for Assessments. Each Owner of any Lot by acceptance of any Deed therefore, whether or not it shall be so expressed in such Deed, is deemed to covenant and agree to pay the Association: (1) semiannual assessments and (2) special assessments for capital improvements, such semiannual and special assessments to be established and collected as hereinafter provided (semiannual assessments and special assessments to be established and referred to hereinafter at times collectively as "Assessments"), together with interest, costs and a reasonable attorney's fee, shall be a continuing charge and lien on each Lot against which such fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them, but shall continue as a lien on the Lot until satisfied.

Section 4.2 Purposes of Assessments.

(a) The semiannual and special Assessments levied by the Association under this Article IV shall be used exclusively to promote the recreation, health, safety and welfare of the Owners, their invitees or licensees, and for the improvement and maintenance of the Common Areas and any improvements situated thereon.

(b) Lawn Maintenance and Landscaping. The Association shall provide routine lawn, shrub and tree maintenance and landscaping services as it determines in its sole discretion to be in the best interests of the Owners, and

to the extent required, the Association, its agents, employees and third party service providers shall have a license to enter upon each Owner's Lot as may be reasonably necessary in order to provide these services.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS DECLARATION, this provision for maintenance by the Association of all Owners' lawn, shrubs and trees shall not be amended in any substantive manner without the unanimous written consent of all Owners.

(c) Association's Insurance Obligations. Association shall maintain in full force and effect a comprehensive public liability insurance policy, in such amounts as the Association, in its sole discretion, deems appropriate or desirable, insuring the Association, its officers, directors, employees and managing agents and all Owners from any liability in connection with any personal injury or property damage occasioned as a result of the Association's operation, maintenance, repair or replacement of the Common Areas, easements or other areas within the Subdivision for which Association has any maintenance, repair or replacement responsibility and for any such liability arising out of the use of such areas by Owners, their families, tenants, guests or invitees.

Section 4.3 Semiannual Assessments shall be payable semiannually on January 1 and July 1 of each year, unless otherwise established by the Board of Directors. The initial semiannual assessment is \$90.00.

(a) The Board of Directors may establish the maximum semiannual assessment under this Article IV which may be increased each year by an amount no more than ten percent (10%) above the potential maximum assessment for the previous year without a majority vote of the Owners.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum semiannual assessment may be increased by more than ten percent (10%) by a vote of two-thirds of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 4.4 Special Assessments for Subdivision Capital Improvements. In addition to the semiannual assessments authorized above, the Association may levy, in any assessment year, a special assessment under this Article IV for the purpose of defraying, in whole or in part, the costs of any construction, reconstruction, repair or replacement of an improvement upon the Common Areas, including fixtures and personal property related thereto, provided that any such special assessment shall have the approval of not less than two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 4.5 Notices and Quorum for any Action Authorized Under Sections 4.3 and 4.4. Written notice of any meeting called for the purpose of taking any action authorized under sections 4.3 or 4.4 shall be sent to all members not less than fifteen (15) days nor more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty-one percent (51%) of all the votes of the membership shall constitute a quorum. If the required quorum is not present, another second meeting may be called subject to the same notice requirement, and the required quorum at the second meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No subsequent meetings shall be held more than sixty (60) days following the preceding meeting.

Section 4.6 Uniform Rate of Assessment. Both semiannual assessments and special assessments under this Article IV shall be fixed at a uniform rate for all Lots in the Subdivision.

Section 4.7 Semiannual Assessment Periods and Due Date. The annual Assessment provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the first Lot to Owner. The first semiannual Assessment shall be assessed according to the number of months remaining on the calendar year. The Board of Directors shall fix the amount of the semiannual Assessment against each Lot at least thirty (30) days in advance of each semiannual Assessment period. Written notice of the semiannual Assessment shall be sent to each owner subject thereto. The due date shall be established by the Board of Directors if other than as set forth herein. The Association

shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 4.8 Effect on Nonpayment of Assessments -. Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the highest interest allowed by law. The Association may bring an action at law against the Owner personally obligated to pay the same, and/or foreclose the lien against the property in accordance with the laws of Alabama and applicable to the foreclosure of mortgages. No Owner may waive or otherwise escape liability for the assessments provided for under this Article IV herein by non-use of the Common Areas, or by sale or abandonment of his Lot. The Association shall be entitled to foreclose its lien if it elects to do so and shall have the right to sell the property at public outcry at the front door of the Courthouse of Mobile County, Alabama in accordance with Alabama Law. At a foreclosure auction, the Association shall have the right to bid as a stranger at the foreclosure sale and to acquire, hold, mortgage and convey the same.

Section 4.9 Subordination of the Lien to Mortgages of Record. Except as otherwise provided by law, any lien of the Association for Assessments under this Article IV recorded after the date of recordation of any mortgage shall be subordinate to the mortgage on the Lot, and when the mortgagee or other purchaser of a Lot obtains title to the Lot as a result of foreclosure of such mortgage, or, as a result of a deed given in lieu of foreclosure, such acquirer of title and his successors and assigns shall not be liable for the assessments by the Association pertaining to such Lot or chargeable to the former owner of such Lot which became due prior to such acquisition of title, and such lien shall be extinguished automatically upon the recording of the foreclosure deed or deed in lieu of foreclosure. Such unpaid share of assessments together with interest, costs, and attorney's fees, shall, however continue to be the personal obligation of the person who was the Owner of the Lot at the time the assessment fell due. Any such sale or transfer pursuant to a foreclosure shall not relieve the purchaser or transferee of a Lot from liability for, nor the Lot so sold or transferred from the lien of any assessments thereafter becoming due. Except as hereinabove provided, the sale or transfer of an interest in any Lot shall not affect the assessment lien. Any such sale or transfer pursuant to a foreclosure shall not relieve the purchaser or transferee of a Lot from liability for, nor the Lot so sold or transferred from the lien of any assessments thereafter becoming due. Except as hereinabove provided, the sale or transfer of an interest in any Lot shall not affect the assessment lien. Any liens extinguished by the provisions of this Article shall be reallocated and assessed against all Lots as a common expense.

Section 4.10 Assessment on Lots Owned by Developer. Notwithstanding any of the other provisions of this Article IV, Developer shall not be required to pay any semiannual or special assessments as provided herein as to any Lot which it owns.

ARTICLE V ARCHITECTURAL CONTROL

Section 5.1 Architectural Control Committee Authority. No building, fence, sign, wall, mailbox, sidewalks, or other structure or improvement of any nature whatsoever shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration thereof be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same in relation to surrounding structures and topography and compliance with the Architectural Guidelines shall be approved in writing by the Architectural Control Committee, or the Architectural Review Representative, selected by a majority vote of the Architectural Control Committee. Detailed plans and specifications shall be submitted to the Architectural Control Committee, or the Architectural Review Representative in duplicate and written approval or disapproval shall be noted on both sets of plans and specifications or by separate letter. In the event the Architectural Control Committee, or the Architectural Review Representative, shall fail to approve or disapprove such design and location within thirty (30) days after the plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. So long as Developer is the record owner of any Lot in the subdivision, Developer shall have the exclusive right to appoint all members of the committee, and all such members shall serve at the pleasure of the Developer. At such time as Developer

ceases to own any Lots in the subdivision or any future phase thereof or at such other time as Developer in its own discretion deems appropriate, Developer shall relinquish the exclusive right to appoint all members to the Architectural Control Committee. After Developer relinquishes the right to appoint members to the Architectural Control Committee, then such committee shall be comprised of three (3) members, one of whom shall be designated annually by the Association. The first three members appointed by the Association shall have a term of one year, two years and three years each respectively. The initial members appointed by the Association shall serve varying terms so as to achieve staggered terms and continuity of membership of such committee.

Section 5.2 When a building or other structure has been erected or its construction substantially advanced and the building is located on any Lot in a manner that constitutes a violation of these covenants and restrictions or the building setback lines shown on the recorded Plat, or this Declaration, the Architectural Control Committee or the Architectural Review Representative may release the Lot, or parts of it, from any part of the covenants and restrictions, or setback lines, that are violated. The Architectural Control Committee, or the Architectural Review Representative, shall not give such a release except for a violation that it determines to be a minor or insubstantial violation in its sole discretion.

ARTICLE VI BUILDING SETBACK LINES AND CONSTRUCTION RESTRICTIONS

Section 6.1 Single Family Residence Purposes. No Lot in the Subdivision shall be used except for single family residential purpose that must meet City of Satsuma zoning restrictions.

Section 6.2 Minimum Square Footage. No dwelling shall be erected on any Lot having a living area of less than 1300 square feet. All square footages shall be exclusive of open porches, carports or garages.

Section 6.3 Setback Lines. No residential structure shall be erected on any Lot in the Subdivision that does not conform to the setback lines, drawn on the applicable recorded Plat of CAYMAN PLACE.

Section 6.4 Sidewalk. Within thirty (30) days following completion of construction of residence, owner is required to install a 4' wide concrete sidewalk across the front of their Lot at a distance of four (4) feet from the curb and gutter.

Section 6.5 Landscaping and Construction Requirements: Minimum landscaping requirements to include the front and side yard of each residence to be solid sod and shrubbery, plants, flowers and combination of to be installed to the front of the residence no less than the width of the dwelling. Landscaping is required to be completed prior to building occupancy. The Owner of each Lot shall, with respect to construction or other land-disturbance activity on such Lot, be responsible for taking such measures as are required by the Alabama Department of Environmental Management ("ADEM") and applicable laws and regulations related to preventing sediment or other pollutants and storm water run-off from leaving the construction site or associated areas. Immediate measures to control sediment include use of such silt fences, staked hay bale rows, netting or mesh, rock filter check dams, etc. If necessary small catch basins shall be constructed to control sediment run-off. Immediate measures to control erosion include applying hay mulch, seeding with a temporary grass mix, hydro-seeding, reducing slopes, netting or mesh, cover with gravel or rock, etc. Long-term measures such as property grading and permanent revegetation shall be done as soon as possible.

ARTICLE VII GENERAL RESTRICTIONS

Section 7.1 No exploration or drilling for oil, gas or other minerals shall be permitted or allowed on any Lot in said subdivision and no Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste.

Section 7.2 No noxious or offensive trade or activity shall be carried on or maintained on any Lot in the Subdivision nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Section 7.3 No mobile living facility or structure of a temporary character shall ever be used as a residence. However, Developer may use a mobile home or temporary structure as a construction or sales office.

Section 7.4 Trash, garbage, or other waste shall not be kept except in sanitary containers.

Section 7.5 All structures, improvements, yards, driveways, and landscaping must be diligently and properly maintained in a neat and sanitary condition so as to secure the aesthetics of the Subdivision.

Section 7.6 No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. In no event shall more than four household pets be kept on any Lot at any one time.

Section 7.7 No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period; provided, however Developer and its appointed real estate agent may erect a sign not exceeding four feet in height by eight feet in width as to the dimensions of the sign on any Lot which it owns.

Section 7.8 No fence or wall shall be erected on the street frontage of any Lot or the front of the Lot line unless an exception based on desirable architectural effect is obtained from the Architectural Control Committee or the Architectural Review Representative. No fence may be constructed on any Lot until the design, location, height, materials used for construction, and the color of the fence have been approved in writing by the Architectural Control Committee or the Architectural Review Representative based on aesthetics, harmony with existing structures, topography, integrity of construction, requirements for uninterrupted storm water drainage, and access requirements for construction of dwellings on adjoining property and/or maintenance of existing dwellings on adjoining property. Based on the foregoing considerations, the Architectural Control Committee or the Architectural Review Representative may impose certain requirements, as a condition of approving such fence, as the Architectural Control Committee and Architectural Review Representative deem appropriate. Provided, however, that an acceptable fence, not requiring advance approval for construction is a six (6') foot wooden privacy fencing with the finished side facing the street. It is provided further that such fencing must be located no closer to the front of the house than the rear corner of the house and may extend to the rear of the Lot.

Section 7.9 Utility, drainage, or other easements shall not be fenced in any manner that will prohibit access and use, Drainage easements shall not be obstructed in any way that will alter the natural and normal flow of drainage.

Section 7.10 No one shall change the natural contours of the land causing undue and harmful flow of surface water draining to adjoining property owners. In order to facilitate natural surface water drainage, it may be necessary for the Developer to contour each building Lot to provide a continuous drainage pattern from Lot to Lot within the Subdivision. These drainage patterns shall not be altered.

Section 7.11 No outside clotheslines visible from the street or adjacent property or other items detrimental to the appearance of the Subdivision shall be permitted on any Lot,

Section 7.12 No satellite dishes or satellite reception equipment shall be permitted in the Subdivision, unless the satellite reception equipment is not larger than twenty (20) inches in diameter. Then such equipment may be attached directly to or under the overhanging eaves of a house, provided that such equipment is not attached to the front of the house, and provided that if such equipment is placed on the side of the house, it shall be located no closer to the front of the house than one-half (1/2) the distance between the front and the rear of the house.

Section 7.13 No boats, trailers, motor homes, campers, or other recreational vehicles shall be parked on any Lot in the subdivision unless done in such a manner as to not be visible from the street. No boat twenty-six (26) feet in length

or larger may be kept on a Lot and all smaller boats must be kept on trailers in the rear of the yard and not visible from the street, or within a garage.

Section 7.14 Outdoor storage buildings may be constructed on Lots provided plans are submitted and approved by the Architectural Control Committee. Storage buildings must be of similar design and construction as the home on the Lot where construction is proposed.

Section 7.15 No abandoned vehicles or vehicles without current valid registration or licenses shall be kept or stored on any Lot in such manner as to be a health hazard, a safety hazard, or create an annoyance, or nuisance to the neighborhood and no such abandoned or unlicensed vehicles shall be permitted on any Lot unless garaged or kept on a driveway or parking pad in the rear yard of such Lot and screened in such a manner as not to be visible from adjacent Lots or from any streets. All other vehicles must be parked on driveways or parking pads. No vehicles shall be parked on grass yards. No trucks, trailers, vans, commercial vehicles or other vehicles shall be parked on any Lot in any manner to create a neighborhood nuisance or impede other Lot Owners from the use and enjoyment of their Lots, except for the use by Developer or other builders during construction and development.

ARTICLE VIII GENERAL PROVISIONS

Section 8.1 Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association, or any Owner, to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 8.2 Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

Section 8.3 Duration and Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. After Developer has completed construction of homes on all Lots within the Subdivision and any future phase thereof, or has closed the sale of all Lots therein, this Declaration may be amended at any time by a document signed by the then owners of two-thirds (2/3) of the Lots agreeing to change these covenants in whole or in part, which has been recorded in the public records of Mobile County, Alabama.

Section 8.4 FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration and/or the Veterans Administration: Annexation of addition properties, dedication of Common Area, and amendment of this Declaration.

Section 8.5 Amendments by Developer. Until such time as Developer, its successors and assigns, has completed the construction of homes on all Lots within Subdivision or the closing of the sale of all such Lots within the Subdivision, whichever is last to occur, the Developer herein expressly reserves until itself the sole and unilateral right to amend, modify, change, cancel or annul this Declaration, in whole or in part, at any time during the pendency or term of the same as existing, or as the same may be amended, modified, changed, cancelled or annulled by Developer in accordance with the foregoing provisions. This Declaration may be so changed, modified, amended, altered or terminated solely and unilaterally by the recording in the records of the Office of the Judge of Probate of Mobile County, Alabama of a written instrument duly executed by Developer, its successors or assigns which purports to have changed, modified, amended, altered or terminated this Declaration. It is expressly reserved and stipulated herein that such action as may be taken by Developer in accordance with the foregoing authority and power and may result in all or any part of this Declaration as existing or as may be changed, modified, amended or altered being either more or less restrictive or burdensome than the foregoing restrictions contained herein. It is further stipulated and reserved herein that Developer may at any time waive all or any part of this Declaration as set forth herein. Developer may also include in any contract

or deed hereinafter entered into or delivered such modifications and/or additions to this Declaration, which, by their nature, have the effect of raising the standards of the Subdivision.

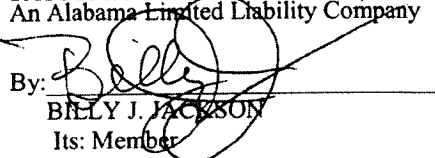
Section 8.6 Effect of Acceptance of Ownership of Lot. All future owners of any Lot or Lots subject to this Declaration, shall by virtue of the acceptance of the conveyance or other transfer of any interest in or title to such Lot or Lots or the execution of a contract for the purchase thereof, whether from Developer or any subsequent Owner of such Lot or Lots, shall be deemed to have accepted such conveyance or transfer or other contract subject to each and all of this Declaration and to have agreed to be bound by all of the terms and conditions of thereof, whether or not such Declaration has been referenced in any written instrument.

Section 8.7 Additions to Property. The Developer may, in accordance with 1.8 hereof, subject subsequent phases of Cayman Place, as described and referred to therein, to the terms, provisions and conditions of this Declaration, by the filing in the Office of the Judge of Probate of Mobile County, Alabama a Supplementary Declaration describing the additional property to be subject to this Declaration, and any modifications or changes of this Declaration which shall be applicable to such additional property. Such described property shall become and be subject to this Declaration, and any such modifications or changes, at such time as the owner thereof shall file the Supplementary Declaration in the Probate Office of Mobile County, Alabama. Such Supplementary Declaration may contain such complementary additions to and modifications of the Protective Covenants as the Developer shall in its sole discretion determine to be necessary or proper to reflect the different character, if any, of the additional property. Houses constructed on such additional property may be different in appearance and size from existing houses.

IN WITNESS WHEREOF, the Developer has executed this Declaration of Covenants, Conditions and Restrictions for CAYMAN PLACE, a Subdivision this 28 day of June, 2011.

DEVELOPER:

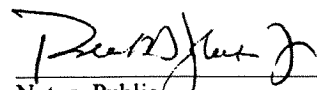
SATSUMA REAL PROPERTIES, LLC
An Alabama Limited Liability Company

By: 
BILLY J. JACKSON
Its: Member

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned authority in and for said state and county, hereby certify that BILLY J. JACKSON, whose name as Member of SATSUMA REAL PROPERTIES, 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 member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same hears date.

Given under my hand and notarial seal this the 28 day of June, 2011.


Notary Public
My Commission Expires: 5/29/2013