

PREPARED BY:
C. BARTON ADCOX
ADCOX WINTER, LLP
611 HELEN KELLER BLVD
TUSCALOOSA, AL 35404
205-553-5353

2006 26058
Recorded in the Above
DEED Book & Page
11-17-2006 09:20:58 AM
Source Of Title: 2006 / 15639
W. Hardy McCollum - Probate Judge
Tuscaloosa County, Alabama

Source of Title:

Deed Book 2006, Page 15639
Deed Book 2006, Page 15642
Deed Book 2006, Page 15648
Deed Book 2006, Page 15651
Deed Book 2006, Page 15654
Plat Book 2006, Page 224

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

FIRST AMENDMENT TO DECLARATION
OF CONDOMINIUM OF
UNIVERSITY DOWNS CONDOMINIUM, A CONDOMINIUM

This First Amendment to Declaration of Condominium of University Downs Condominium, a Condominium ("Amendment") executed by a duly authorized officer of University Downs Condominiums, Inc., an Alabama corporation ("Declarant") and is effective as of the 1st day of September, 2006 ("Effective Date").

INTRODUCTION:

1. The Declaration of Condominium of University Downs Condominium, a Condominium, was recorded by Declarant in the Probate Office of Tuscaloosa County, Alabama in Deed Book 2006 at Page 16248 ("Declaration").
2. The Declaration provides that Declarant expressly retains the right, but not the obligation, to submit all or any portion of the Additional Property to the provisions of the Act and the Declaration in the manner provided in Section 35-8A-210 of the Act.
3. The final plat of University Downs Condominium Phase II is of record in Plat Book 2006 at Page 224 in the Probate Office of Tuscaloosa County, Alabama ("Phase II Plat"). The Declarant intends for the property depicted on the Phase II Plat to be submitted and declared to be Additional Property and to be included and submitted as part of the Condominium and, for purposes hereof, shall be referred to as the "Phase II Additional Property".
4. Therefore, the Declarant desires to submit the Phase II Additional Property as part of the Condominium and, accordingly, the provisions of the Act and the Declaration.

NOW, THEREFORE, as permitted by the Declaration, Declarant hereby:

(1) Submits and declares the Phase II Additional Property as part of the Condominium and, therefore, subject to the Act and the Declaration.

(2) Subsequent to the Effective Date of this Amendment, the Condominium shall consist of those Units which are listed on Exhibit "A" attached hereto and incorporated herein by reference, certain Units constituting Units added and submitted to the Condominium, the Act and Declaration by this Amendment, namely the following: Units 401-424, 501-524, 601-612, 701-724, 801-824 and 901-924.

(3) By virtue of the addition of Units to the Condominium as provided in (2) above and as contemplated and provided by the Declaration: (a) the reallocated undivided percentage share in the Common Elements and Common Expenses for each Unit in the Condominium as of the Effective Date shall also be as reflected on Exhibit "A" attached hereto and incorporated herein by reference; and (b) as presently stated in Section 8.02 of the Declaration, each Unit shall be allocated one (1) vote in matters related to the Association and its governance and operation. Therefore, subsequent to the Effective Date, and subject to the Declarant Control reserved by Declarant, there shall be 204 Units and, therefore, 204 votes available to be cast for matters relevant to the Association.

(4) All definitions provided in the Declaration, unless specifically amended hereby, remain in full force and effect and operative to the Declaration and shall have the same meaning when utilized in this Amendment.

(5) All terms and condition of the Declaration, except as may be amended or modified by this Amendment, shall remain in full force and effect.

(Signature Page Follows)

2006 26059
Recorded in the Above
DEED Book & Page
11-17-2006 09:20:58 AM

IN WITNESS WHEREOF, Richard L. Ellis, Sr. as President of Declarant, hereby executes and delivers this Amendment as of the Effective Date by and through its duly authorized officers, who hereby certifies the same.

University Downs Condominiums, Inc.

By: [Signature]
Its: President

STATE OF ALABAMA)
 :
COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public in and for said State, hereby certify that Richard L. Ellis, Sr., whose name as President, of University Downs Condominiums, 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 above and foregoing instrument, he, as such officer, and with full authority, executed the instrument voluntarily for the said corporation on the day the same bears date.

Given my hand and official seal this the 1st day of September, 2006.

Lori Woodard
Notary Public
My Commission Expires: 11/3/09

2006 26060
Recorded in the Above
DEED Book & Page
11-17-2006 09:20:58 AM

EXHIBIT "A"**2006 26061**

Recorded in the Above

DEED Book & Page

11-17-2006 09:20:58 AM

Condominium Unit Number	# of BR/Bath	Undivided Percentage Share in Common Reallocated Elements and Common Expenses
101	2/2	.5385%
102	2/2	.5385%
103	2/2	.5385%
104	2/2	.5385%
105	2/2	.5385%
106	2/2	.5385%
107	2/2	.5385%
108	2/2	.5385%
109	2/2	.5385%
110	2/2	.5385%
111	2/2	.5385%
112	2/2	.5385%
113	2/2	.5385%
114	2/2	.5385%
115	2/2	.5385%
116	2/2	.5385%
117	2/2	.5385%
118	2/2	.5385%
119	2/2	.5385%
120	2/2	.5385%
121	2/2	.5385%
122	2/2	.5385%
123	2/2	.5385%
124	2/2	.5385%
201	2/2	.5385%
202	2/2	.5385%
203	1/1	.37425%
204	1/1	.37425%
205	1/1	.37425%
206	1/1	.37425%
207	2/2	.5385%
208	2/2	.5385%
209	2/2	.5385%
210	2/2	.5385%
211	1/1	.37425%
212	1/1	.37425%
213	1/1	.37425%
214	1/1	.37425%
215	2/2	.5385%

2006 26062

Recorded in the Above

DEED Book & Page

1149-2006 09:20:38 PM

Condominium Unit Number	# of BR/Bath	Undivided Percentage Share in Common Reallocated Elements and Common Expenses
216	2/2	.5385%
217	2/2	.5385%
218	2/2	.5385%
219	1/1	.37425%
220	1/1	.37425%
221	1/1	.37425%
222	1/1	.37425%
223	2/2	.5385%
224	2/2	.5385%
301	2/2	.5385%
302	2/2	.5385%
303	1/1	.37425%
304	1/1	.37425%
305	1/1	.37425%
306	1/1	.37425%
307	2/2	.5385%
308	2/2	.5385%
309	2/2	.5385%
310	2/2	.5385%
311	1/1	.37425%
312	1/1	.37425%
313	1/1	.37425%
314	1/1	.37425%
315	2/2	.5385%
316	2/2	.5385%
317	2/2	.5385%
318	2/2	.5385%
319	1/1	.37425%
320	1/1	.37425%
321	1/1	.37425%
322	1/1	.37425%
323	2/2	.5385%
324	2/2	.5385%
401	2/2	.5385%
402	2/2	.5385%
403	2/2	.5385%
404	2/2	.5385%
405	2/2	.5385%
406	2/2	.5385%
407	2/2	.5385%
408	2/2	.5385%
409	2/2	.5385%
410	2/2	.5385%

2006 26063

Recorded in the Above

DEED Book & Page

Page 19 of 21

Condominium Unit Number	# of BR/Bath	Undivided Percentage Share in Common Reallocated Elements and Common Expenses
411	2/2	.5385%
412	2/2	.5385%
413	2/2	.5385%
414	2/2	.5385%
415	2/2	.5385%
416	2/2	.5385%
417	2/2	.5385%
418	2/2	.5385%
419	2/2	.5385%
420	2/2	.5385%
421	2/2	.5385%
422	2/2	.5385%
423	2/2	.5385%
424	2/2	.5385%
501	2/2	.5385%
502	2/2	.5385%
503	2/2	.5385%
504	2/2	.5385%
505	2/2	.5385%
506	2/2	.5385%
507	2/2	.5385%
508	2/2	.5385%
509	2/2	.5385%
510	2/2	.5385%
511	2/2	.5385%
512	2/2	.5385%
513	2/2	.5385%
514	2/2	.5385%
515	2/2	.5385%
516	2/2	.5385%
517	2/2	.5385%
518	2/2	.5385%
519	2/2	.5385%
520	2/2	.5385%
521	2/2	.5385%
522	2/2	.5385%
523	2/2	.5385%
524	2/2	.5385%
601	2/2	.5385%
602	2/2	.5385%
603	2/2	.5385%
604	2/2	.5385%
605	2/2	.5385%

2006 26064

Recorded in the Above

DEED Book & Page

11-17-2006 09:30:52 AM

Condominium Unit Number	# of BR/Bath	Undivided Percentage Share in Common Reallocated Elements and Common Expenses
606	2/2	.5385%
607	2/2	.5385%
608	2/2	.5385%
609	2/2	.5385%
610	2/2	.5385%
611	2/2	.5385%
612	2/2	.5385%
701	1/1	.37425%
702	1/1	.37425%
703	1/1	.37425%
704	1/1	.37425%
705	1/1	.37425%
706	1/1	.37425%
707	1/1	.37425%
708	1/1	.37425%
709	1/1	.37425%
710	1/1	.37425%
711	1/1	.37425%
712	1/1	.37425%
713	2/2	.5385%
714	2/2	.5385%
715	2/2	.5385%
716	2/2	.5385%
717	2/2	.5385%
718	2/2	.5385%
719	2/2	.5385%
720	2/2	.5385%
721	2/2	.5385%
722	2/2	.5385%
723	2/2	.5385%
724	2/2	.5385%
801	2/2	.5385%
802	2/2	.5385%
803	1/1	.37425%
804	1/1	.37425%
805	1/1	.37425%
806	1/1	.37425%
807	2/2	.5385%
808	2/2	.5385%
809	2/2	.5385%
810	2/2	.5385%
811	1/1	.37425%
812	1/1	.37425%

Condominium Unit Number	# of BR/Bath	Undivided Percentage Share in Common Reallocated Elements and Common Expenses
813	1/1	.37425%
814	1/1	.37425%
815	2/2	.5385%
816	2/2	.5385%
817	2/2	.5385%
818	2/2	.5385%
819	1/1	.37425%
820	1/1	.37425%
821	1/1	.37425%
822	1/1	.37425%
823	2/2	.5385%
824	2/2	.5385%
901	2/2	.5385%
902	2/2	.5385%
903	1/1	.37425%
904	1/1	.37425%
905	1/1	.37425%
906	1/1	.37425%
907	2/2	.5385%
908	2/2	.5385%
909	2/2	.5385%
910	2/2	.5385%
911	1/1	.37425%
912	1/1	.37425%
913	1/1	.37425%
914	1/1	.37425%
915	2/2	.5385%
916	2/2	.5385%
917	2/2	.5385%
918	2/2	.5385%
919	1/1	.37425%
920	1/1	.37425%
921	1/1	.37425%
922	1/1	.37425%
923	2/2	.5385%
924	2/2	.5385%

Total Fees: \$ 25.00

REC Recording Fee

SOT Source of Title

Recorded: 11-17-2006 09:22:00

Trans: 7062.470831.569958

Term/Cashier: SCANI / MWhite

Book/Pg: 2006/26058

Tuscaloosa County, Alabama

W. Hardy McCallum - Probate Judge

Source of Title: 2006 / 15639

11-17-2006 09:20:58 AM

DEED Book & Page

Recorded in the Above

2006 26058

21.00
2.00
2.00