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STATE OF ALABAMA  
COUNTY OF BALDWIN

**Shadowbrook**

State of Alabama, Baldwin County  
I certify this instrument was filed  
and taxes collected on:  
2006 March -31 9:4801  
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Adrian T. Johns, Judge of Probate

**DECLARATION OF RIGHTS, COVENANTS, RESTRICTIONS,  
AFFIRMATIVE OBLIGATIONS AND CONDITIONS**

THIS Declaration made this 13<sup>th</sup> day of March, 2006, by Crossroads LLC,  
an Alabama limited liability company, hereinafter called "Developer":

**WITNESSETH**

WHEREAS, Developer is the owner of the real estate described herein  
(the "Property"); and

WHEREAS, Developer desires to subdivide and improve the Property and  
to create thereon a residential subdivision, and to provide for the preservation of  
the values and amenities in the Subdivision and to thereby advance the general  
welfare of the community; and to that end to place certain beneficial restrictions  
upon the Property for the purposes of insuring that it will be used for its intended  
purposes as set forth herein, and to prevent nuisances and impairment of the  
attractiveness of the Subdivision, and thereby to secure to the Owner of each Lot  
the full benefit and enjoyment of his home with no greater restriction on the free  
and undisturbed use of his Lot than is necessary to insure the same advantages to  
the other Owners; and

WHEREAS, Developer deems it desirable for the efficient preservation of  
the values and amenities in the Subdivision to create a nonprofit corporation,  
which shall have the power to manage, maintain and care for the Common  
Elements and all other powers and duties set forth herein; and

WHEREAS, for the purpose of exercising said functions, Developer has  
incorporated under the laws of the State of Alabama Shadowbrook Property  
Owners Association, Inc., a nonprofit corporation (the "Association"), which shall  
be the homeowners association with respect to the Subdivision within the  
meaning of Sec. 528 of the United States Internal Revenue Code (the "Code"),  
and the Regulations thereunder;

NOW, THEREFORE, Developer hereby declares that the real estate  
described in Exhibit "A" attached hereto and made a part hereof, located in  
Baldwin County, Alabama, shall be subdivided, held, transferred, sold, conveyed  
and occupied subject to the covenants, restrictions, easements, charges and liens  
hereinafter set forth.

ARTICLE I

DEFINITIONS

1.1 Definitions. As used herein, the following terms shall have the  
following meanings, unless the context otherwise requires:

965329