

STATE OF ALABAMA  
COUNTY OF MADISON

Deed Book 2025 Page 10935  
Madison County, Alabama  
Frank Barger, PROBATE JUDGE  
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**AMENDMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS  
FOR WALDEN SUBDIVISION**

Ref Book 2000 pg 405710

**THIS AMENDMENT** (the “Amendment”) to the Declaration of Protective Covenants for Walden Subdivision (the “Declaration”) is made on the date hereinafter set forth pursuant to Article XII § 4 of the Declaration, as recorded on August 31, 2000 at Deed Book 977 Page 1115, in the Office of the Judge of Probate of Madison County, Alabama.

**WHEREAS**, Article XII § 4 of the Declaration provides that the Declaration may be amended by  $\frac{3}{4}$  of the Board of Directors (the “Board”) of Walden Homeowners Association, Inc. (the “Association”).

**WHEREAS**, on February 11, 2025, the Board held a duly called and noticed meeting of the Directors, with a quorum present. At said meeting, the Directors voted unanimously to amend Article VI § 5 as set out herein, and unanimously, with one abstention, to amend Article VI § 4 as set out herein.

**NOW THEREFORE**, the Declaration is hereby amended as follows:

**ARTICLE VI**  
**Use Restrictions and Rules.**

**Section 4. Vehicles and Garages.**

The following sentence is added at the end of the final paragraph of this section, to read as follows:

“Car covers are prohibited within the Community.”

**Section 5. Leasing.**

This section is amended in its entirety, to read as follows:

“Residences may be leased for residential purposes only. Residences may only be leased in their entirety. All leases shall have a minimum term of six (6) months. All leases shall require, without limitation, that the tenant acknowledge receipt of a copy of the Declaration, By-Laws, and Rules and Regulations of the Association. The lease shall also obligate the tenant to comply with the foregoing and shall provide that in the event of

noncompliance, the Association, in addition to any other remedies available to it, may evict the tenant on behalf of the Owner and specifically assess all costs associated therewith against the Owner and the Owner's property. An executed copy of the lease must be provided to the Association within ten (10) days of its execution, or upon demand by the Association. Owners may not offer or list their Residences for short term Licensure, including, but not limited to, through AirBnB, HomeAway, and VRBO.”

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5<sup>th</sup> day of March, 2025.

**WALDEN HOMEOWNERS  
ASSOCIATION, INC.**

By: Mary M. Georganas  
Mary M. Georganas  
Its: President

**STATE OF ALABAMA  
COUNTY OF MADISON**

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary M. Georganas, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day same bears date.

Given under my hand and seal this the 5<sup>th</sup> day of March, 2025.

Candice Clark  
NOTARY PUBLIC  
My Commission Expires: 1-29-29

*This instrument prepared by:*  
Adam C. Dauro  
Heard Ary & Dauro, LLC  
303 Williams Ave., Ste 921  
Huntsville, Alabama 35801

