

STATE OF ALABAMA :

COUNTY OF BALDWIN :



**AMENDMENT  
TO THE ARTICLES OF INCORPORATION AND BY-LAWS  
OF  
THE EDGEWATER CONDOMINIUM OWNER'S ASSOCIATION, INC.  
AND  
TO THE DECLARATION OF CONDOMINIUM  
OF  
THE EDGEWATER CONDOMINIUM**

WHEREAS, the Articles of Incorporation of The Edgewater Condominium Owner's Association, Inc. was recorded on May 28, 1981 in Miscellaneous Book 39, page 354, et seq., in the Office of the Judge of Probate, Baldwin County, Alabama; and

WHEREAS, the Articles of Incorporation of The Edgewater Condominium Owner's Association, Inc. was amended by that certain Articles of Amendment to Articles of Incorporation of The Edgewater Condominium Owner's Association, Inc., said amendment being recorded on May 11, 2004 at Instrument #808454, in the Office of the Judge of Probate, Baldwin County, Alabama; and

WHEREAS, the Articles of Incorporation of The Edgewater Condominium Owner's Association, Inc., as amended above, shall be referred to herein as "Articles"; and

WHEREAS, the By-Laws of The Edgewater Condominium Owner's Association, Inc. was recorded on May 28, 1981 in Miscellaneous Book 39, page 392, et seq., in the Office of the Judge of Probate, Baldwin County, Alabama; and

WHEREAS, the By-Laws of The Edgewater Condominium Owner's Association, Inc. was amended by that certain Amendment to the By-Laws of The Edgewater Condominium Owner's Association, Inc., said amendment being recorded on October 23, 1990 in Miscellaneous Book 57, page 1079, et seq., in the Office of the Judge of Probate, Baldwin County, Alabama; and

WHEREAS, the By-Laws of The Edgewater Condominium Owner's Association, Inc., as amended above, shall be referred to herein as "By-Laws"; and

WHEREAS, the Declaration of Condominium of The Edgewater Condominium, was recorded on May 28, 1981 in Miscellaneous Book 39, page 371, et seq., in the Office of the Judge of Probate, Baldwin County, Alabama; and

WHEREAS, the Declaration of Condominium of The Edgewater Condominium, was amended by that certain Amendment to the Declaration of Condominium of The Edgewater Condominium, said amendment being recorded on February 10, 1989 in Miscellaneous Book 64, page 113, et seq., in the Office of the Judge of Probate, Baldwin County, Alabama; and

WHEREAS, the Declaration of Condominium of The Edgewater Condominium, was amended by that certain Amendment to the Declaration of Condominium of The Edgewater Condominium, said amendment being recorded on December 16, 1998 in Miscellaneous Book 102, page 768, et seq., in the Office of the Judge of Probate, Baldwin County, Alabama; and

WHEREAS, the Declaration of Condominium of The Edgewater Condominium, as further amended above, shall be referred to herein as "Declaration"; and

WHEREAS, the undersigned, JOHN G. SUTTON, President of The Edgewater Condominium Owner's Association, Inc., does hereby declare that on October 18, 2014, a duly authorized meeting of the members was held. Out of the 28 voting members, there was 23 represented at said meeting by either their presence or by proxy and the vote was unanimously consented to. At said meeting the members, did adopt an Amendment to the Articles, By-Laws of the said Corporation as well as an Amendment to the Declaration of Condominium of The Edgewater Condominium, as follows:

Anything to the contrary contained in the Articles, By-Laws and Declaration notwithstanding, the Articles, By-Laws and Declaration each shall be amended to reflect the following, said amendment to control and be effective after the recording of this Amendment in the Office of the Judge of Probate of Baldwin County, Alabama.

#### AMENDMENT

A. *The Board of Directors shall consist of the corporation's President, Vice President, Secretary, Treasurer and one At-Large Member. Election of the Board of Directors will be held at each meeting of the members of The Edgewater Condominium Owner's Association, Inc. The At-Large Member shall be elected for a term of one (1) year. All other Directors shall serve in such manner and for terms, not exceeding three (3) years, as may be prescribed in the By-Laws.*

B. *Unless unanimous decision shall be required by controlling statutes of Alabama Corporate or Alabama Condominium laws, all decisions and actions of the Board of Directors shall be approved and consented to by eighty percent (80%) of the membership of the Board, being four (4) out of five (5) of said Directors.*

C. *There shall be an annual meeting of the members of the corporation held on the 3<sup>rd</sup> weekend of April of each year unless otherwise changed with a thirty (30) day written notice. Notice of the date, place and time of each annual meeting shall be mailed to each member (whether or not designated as a voting member) by the secretary, or any other entity approved by the Board of Directors, not less than thirty (30) days nor more than sixty (60) days prior to the meeting. Notice mailed to a member's last known address as shown in the corporate records shall be deemed sufficient. The members shall have and assume responsibility to notify the corporation's secretary of their current mailing addresses.*

In all other respects the Articles of Incorporation of the Edgewater Condominium Owner's Association, Inc., as previously amended, the By-Laws of the Edgewater Condominium Owner's Association, Inc., as previously amended, and the Declaration of Condominium of The Edgewater Condominium, as previously amended, are hereby reaffirmed and ratified.

*{Signature and Notary Acknowledgment on Following Page}*

IN WITNESS WHEREOF, The Edgewater Condominium Owner's Association, Inc., an Alabama Non-Profit Corporation, has caused this Amendment to the Articles, By-Laws and Declaration be executed, under seal, by its duly authorized officers, whose name is set forth below, this the 17<sup>th</sup> day of April, 2015.

THE EDGEWATER CONDOMINIUM OWNER'S ASSOCIATION, INC.,  
A Corporation

By: [Signature]  
JOHN G. SUTTON  
Its: President

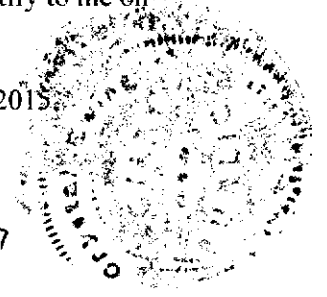
By: [Signature]  
DOUG HARTMAN  
Its: Secretary

STATE OF ALABAMA )  
COUNTY OF BALDWIN )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that JOHN G. SUTTON, whose name, as President of The Edgewater Condominium Owner's Association, Inc., a Corporation, is signed to the foregoing instrument and who is known to me, did certify to me on this day that the contents of said instrument are true and correct.

Given under my hand and seal this the 17<sup>th</sup> day of April, 2015.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 5-20-2017

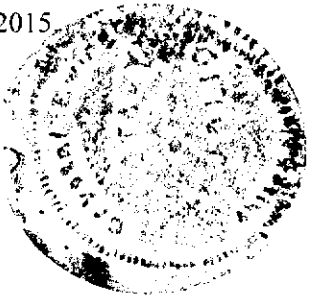


STATE OF ALABAMA )  
COUNTY OF BALDWIN )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that DOUG HARTMAN, whose name, as Secretary of The Edgewater Condominium Owner's Association, Inc., a Corporation, is signed to the foregoing instrument and who is known to me, did certify to me on this day that the contents of said instrument are true and correct.

Given under my hand and seal this the 15<sup>th</sup> day of April, 2015.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 5-20-2017



THIS INSTRUMENT PREPARED BY:  
G. DAVID CHAPMAN III, P.C.  
Attorney at Law  
P.O. Box 1508  
Gulf Shores, Alabama 36547  
File 14.3047