

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 12/14/2021 8:43 AM
TOTAL \$ 115.00
35 Pages

1964212

STATE OF ALABAMA
COUNTY OF BALDWIN



FIRST INCREMENTAL AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
SEA GLASS, A CONDOMINIUM

RECITALS:

1. DRG DEVELOPMENT, LLC, an Alabama limited liability company (the "Declarant"), did, upon substantial completion of the improvements in Phase 1 of Sea Glass, a Condominium, execute the Declaration of Condominium of Sea Glass, a Condominium, Phase 1, and filed the same in the records in the Office of the Judge of Probate of Baldwin County, Alabama on February 25, 2021 at Instrument 1893338 (the "Declaration").
2. The Declaration submitted to the condominium form of ownership and use certain real property located in Baldwin County, Alabama and described in Exhibit "A" to the Declaration.
3. The Declaration was corrected by amendment recorded November 29, 2021 at Instrument 1960521 to correct the legal description of the Phase 1 property, replace Exhibit "A" to the Declaration defining the legal description of the Phase 1 property and replace the Boundary Survey dated 02/12/2021 in Exhibit "C" to the Declaration with the As-Built Survey dated 10/12/2021.
4. The Declarant, pursuant to Sections 1.01, 2.01, 2.03, 2.04, 2.05, 4.01 and 4.05 of the Declaration, reserved the right to submit to the condominium form of ownership and use all or any part of that certain real property located in Baldwin County, Alabama and described in Exhibit "G" to the Declaration.
5. The Declaration provides that the Phase 2 property may be added to and made subject to the Declaration by the execution, by the Declarant alone, and recording of an amendment to the Declaration as therein set forth.
6. The Declarant desires to record this First Incremental Amendment to the Declaration to add the Phase 2 property described in Exhibit "G" to the Declaration as Unit Phase 2, Sea Glass, a Condominium. The Declarant intends to construct improvements to Unit Phase 2 as shown in the Plats and Plans attached to the Declaration as Exhibit "C". The first floor (ground level) will consist of parking. Floors 2 through 4 each will consist of ten (10) residential units. Upon the substantial completion of the improvements to Unit Phase 2, the Declarant intends to record an incremental amendment to the Declaration to create the thirty (30) residential units, as shown in the Plats and Plans attached to the Declaration as Exhibit "C", by the subdivision of Unit Phase 2.
7. The Declarant desires by this instrument to so amend the Declaration and hereby submit the property described in Exhibit "G" to the Declaration, reprinted here as Exhibit "A", to the condominium form of ownership and use as Unit Phase 2, Sea Glass, a Condominium. Exhibit "A" to the Declaration, as amended, reprinted here as Exhibit "F", contains the legal description of Phase 1, which has been dedicated to the condominium form of ownership. Exhibit "G" to this First Incremental Amendment contains the legal description of Phase 1 and the Unit Phase 2 property.

NOW, THEREFORE, pursuant to Sections 1.01, 2.01, 2.03, 2.04, 2.05, 4.01 and 4.05 of the Declaration, the Declarant hereby amends the Declaration in the following respects:

I. The real property described in Exhibit "G" to the Declaration, reprinted here as Exhibit "A", is hereby submitted to the condominium form of ownership and use as Unit Phase 2, Sea Glass, a Condominium.

II. The Definitions contained in Article 1.02 of the Declaration have the same meaning in this First Incremental Amendment unless otherwise expressed herein.

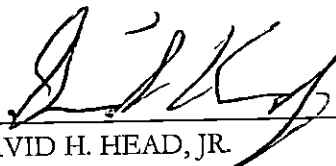
III. Unit Phase 2, Sea Glass, a Condominium, is a Private Element. No Common Elements are created by this First Incremental Amendment. Exhibit "E" to the Declaration, Fractional Ownership Interest in Common Elements (Respective Share of Each Unit) and Numerical Expression of Value of Vote to Which Each Unit is Entitled, is amended by Exhibit "D" to this First Incremental Amendment. The percentage ownership interest in the Common Elements and value of vote is based on the square footage of each of the twenty-one (21) Phase 1 residential Units and the square footage of the thirty (30) residential units to be constructed by the Declarant and created by the subdivision of Unit Phase 2, as shown in the Plats and Plans attached to the Declaration as Exhibit "C", reprinted here as Exhibit "B", by filing an incremental amendment to the Declaration. Exhibit "F" to the Declaration, Projected First Annual Operating Budget, is amended by Exhibit "E" to this First Incremental Amendment. Until an incremental amendment to the Declaration subdividing Unit Phase 2 into thirty (30) Units is recorded, the twenty-one (21) Phase 1 Units shall be assessed for all of the Common Expenses in accordance with the Alabama Uniform Condominium Act of 1991, Code of Alabama (1975), Section 35-8A-315(c)(2) ("Any common expense or portion thereof benefiting fewer than all of the units must be assessed exclusively against the units benefited.").

IV. The Declarant, pursuant to the exercise of Development Rights and Special Declarant Rights reserved thereby and thereunto in the Declaration, and continuing herein, intends to construct improvements to Unit Phase 2 as shown in the Plats and Plans attached to the Declaration as Exhibit "C", reprinted here as Exhibit "B". Upon the substantial completion of the improvements to Unit Phase 2, the Declarant intends to record an incremental amendment to the Declaration to create thirty (30) residential units, as shown in the Plats and Plans attached to the Declaration as Exhibit "C", reprinted here as Exhibit "B", by the subdivision of Unit Phase 2. Upon recordation of an incremental amendment to the Declaration creating thirty (30) residential units by the subdivision of Unit Phase 2, the thirty (30) residential units, along with their respective allocated interests in the Common Elements, will be added to Sea Glass, a Condominium. Exhibit "E" to the Declaration, Fractional Ownership Interest in Common Elements (Respective Share of Each Unit) and Numerical Expression of Value of Vote to Which Each Unit is Entitled, amended by Exhibit "D" hereto, will be further amended by the incremental amendment to the Declaration. Exhibit "F" to the Declaration, Projected First Annual Operating Budget, amended by Exhibit "E" hereto, will be further amended by the incremental amendment to the Declaration.

V. Except as amended herein, the Declaration is hereby ratified and affirmed, and shall remain in full force and effect.

IN WITNESS WHEREOF, DRG DEVELOPMENT, LLC, an Alabama limited liability company, has caused this instrument to be executed by its duly authorized officer, whose name is set forth below, this 14th day of December, 2021.

DRG DEVELOPMENT, LLC
an Alabama limited liability company

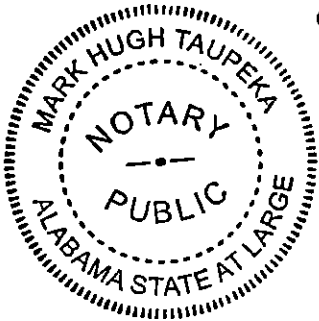
By: 
DAVID H. HEAD, JR.
Its Manager

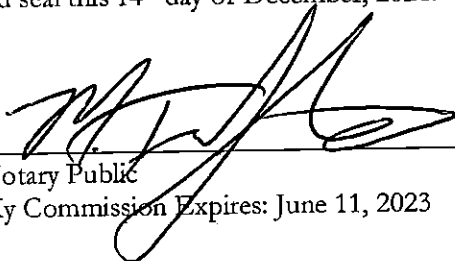
STATE OF ALABAMA

COUNTY OF BALDWIN

I, Mark Hugh Taupeka, a Notary Public, in and for said County in said State, hereby certify that DAVID H. HEAD, JR., whose name as Manager of DRG DEVELOPMENT, 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 said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 14th day of December, 2021.




Notary Public
My Commission Expires: June 11, 2023

This instrument prepared by:

MARK H. TAUPEKA
TAUPEKA LAW, LLC
25299 Canal Road, Suite A-6
Orange Beach, Alabama 36561
(251) 301-8500

EXHIBIT "A"
TO THE FIRST INCREMENTAL AMENDMENT
TO THE DECLARATION OF
SEA GLASS, A CONDOMINIUM

LEGAL DESCRIPTION OF UNIT PHASE 2 PROPERTY
TO BE FURTHER SUBDIVIDED INTO 30 RESIDENTIAL UNITS
BY FILING AN INCREMENTAL AMENDMENT TO THE DECLARATION

A PORTION OF LOT 1 AND 2, BLOCK K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 148 OF THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77 DEGREES 30 MINUTES 40 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 28.02 FEET; THENCE RUN SOUTH 12°29'20" EAST, A DISTANCE OF 14.88 FEET; THENCE RUN NORTH 77°25'48" EAST, A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 80°48'39" EAST, A DISTANCE OF 23.16 FEET; THENCE RUN SOUTH 03°19'15" WEST, A DISTANCE OF 21.79 FEET; THENCE RUN SOUTH 57°15'18" EAST, A DISTANCE OF 22.50 FEET; THENCE RUN NORTH 79°52'43" EAST, A DISTANCE OF 11.89 FEET; THENCE RUN SOUTH 12°01'17" EAST, A DISTANCE OF 77.49 FEET; THENCE RUN SOUTH 77°32'31" WEST, A DISTANCE OF 67.20 FEET; THENCE RUN NORTH 11°32'59" WEST, A DISTANCE OF 61.30 FEET; THENCE RUN SOUTH 77°04'57" WEST, A DISTANCE OF 55.28 FEET; THENCE RUN SOUTH 12°29'17" EAST, A DISTANCE OF 68.61 FEET; THENCE RUN SOUTH 77°57'47" WEST, A DISTANCE OF 47.98 FEET; THENCE RUN NORTH 12°26'50" WEST, A DISTANCE OF 145.53 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.40 ACRES (17,270.53 SQ.FT.), MORE OR LESS.

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EXHIBIT "B"
TO THE FIRST INCREMENTAL AMENDMENT
TO THE DECLARATION OF
SEA GLASS, A CONDOMINIUM

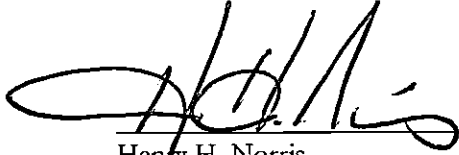
PLAT AND PLANS

Certification that the Plat and Plans contain all information required by Section 35-8A-209, Code of Alabama (1975) by Henry H. Norris, Henry Norris & Associates, Inc. dated December 8, 2021.

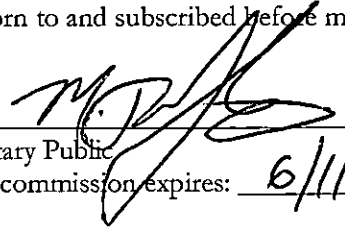
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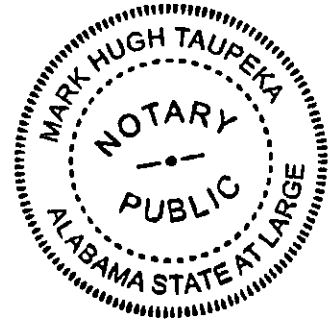
CERTIFICATION

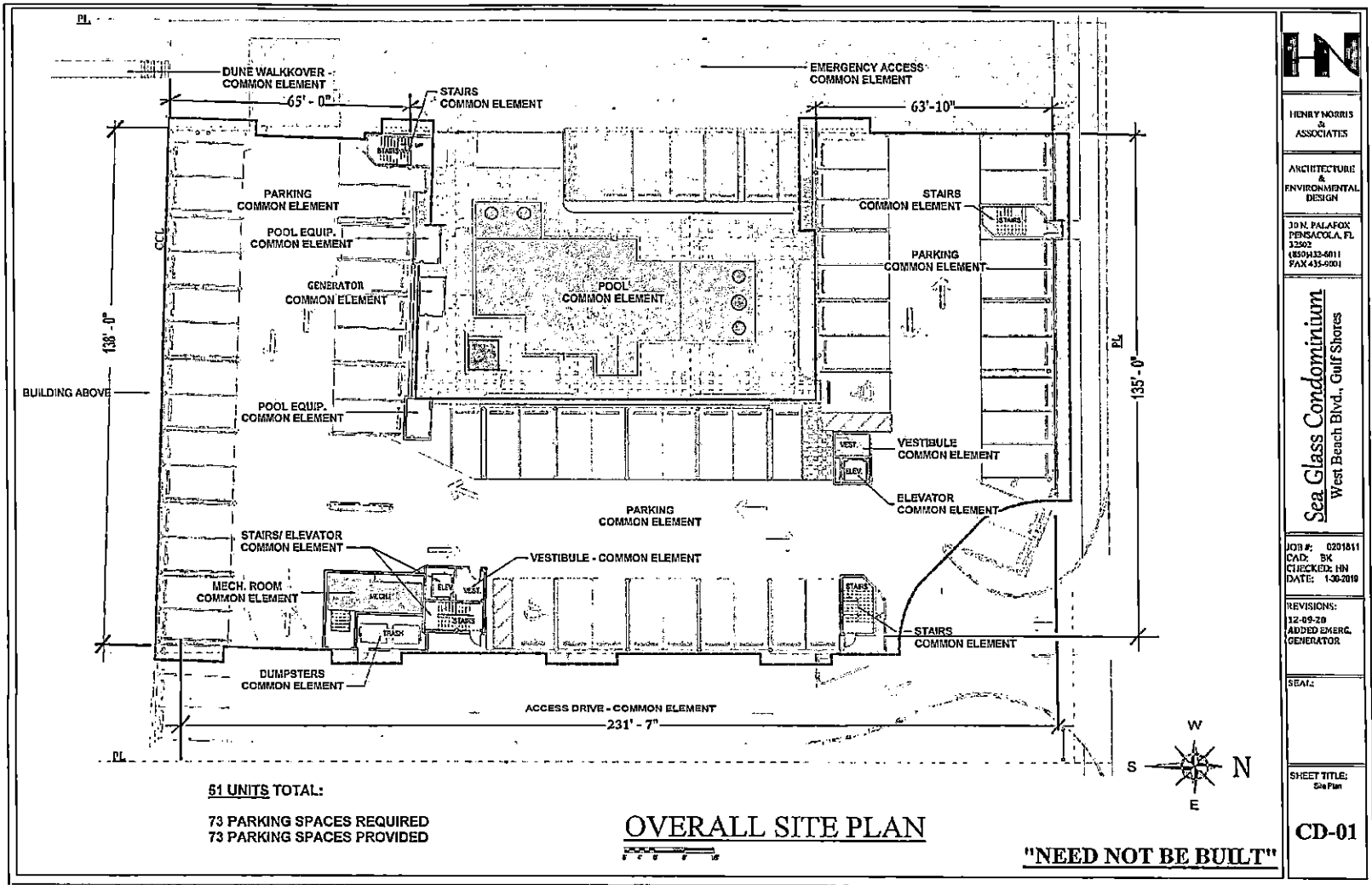
I, the undersigned, Henry H. Norris, a registered architect in the State of Alabama, License No. 2665, do hereby certify to the best of my knowledge and belief that the Plat and Plans for Sea Glass, A Condominium, Phase 1, as amended, contain all information required by Section 35-8A-209, Code of Alabama (1975).


Henry H. Norris

Sworn to and subscribed before me this the 8th day of December, 2021.


Notary Public
My commission expires: 6/11/2023





HENRY MORRIS & ASSOCIATES

ARCHITECTURE & ENVIRONMENTAL DESIGN

JOHN PALAFOX
PENSACOLA, FL
32502
(850) 432-6011
FAX 432-9081

Sea Glass Condominium
West Beach Blvd., Gulf Shores

JOB #: 0201611
CAD: BK
CHECKED: HN
DATE: 1-30-2010

REVISIONS:
12-09-20
ADDED EMERG.
GENERATOR

SCALE:

SHEET TITLE:
Site Plan

CD-01



HENRY NORRIS & ASSOCIATES

ARCHITECTURE & ENVIRONMENTAL DESIGN

30 N. PALAFOX
PENSACOLA, FL
32502
(850)432-6011
FAX 435-9001

Sea Glass Condominium
West Beach Blvd., Gulf Shores

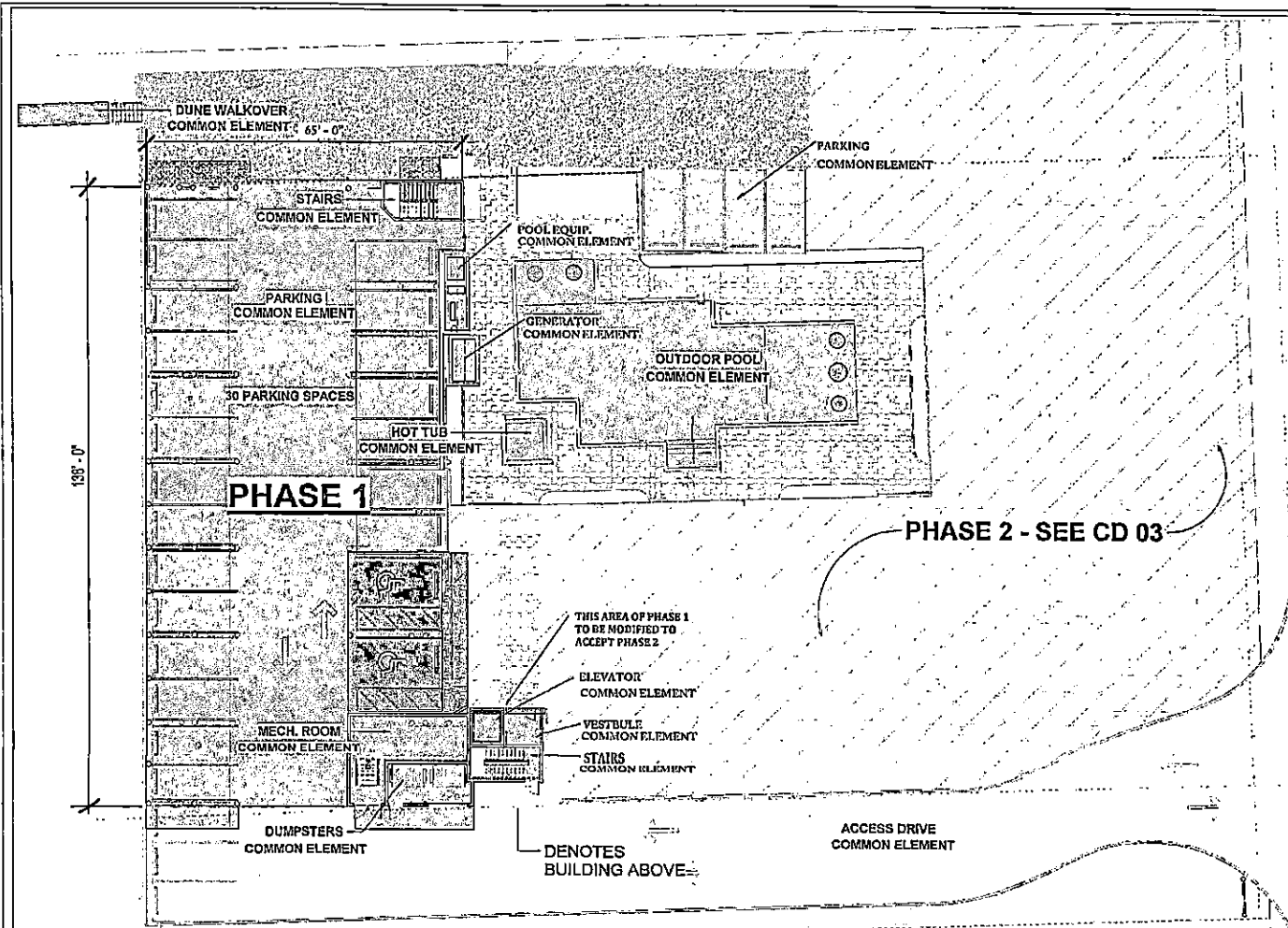
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CHECKED: HN
DATE: 1-30-2019

REVISIONS:

SEAL:

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

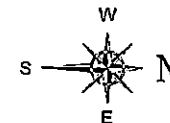
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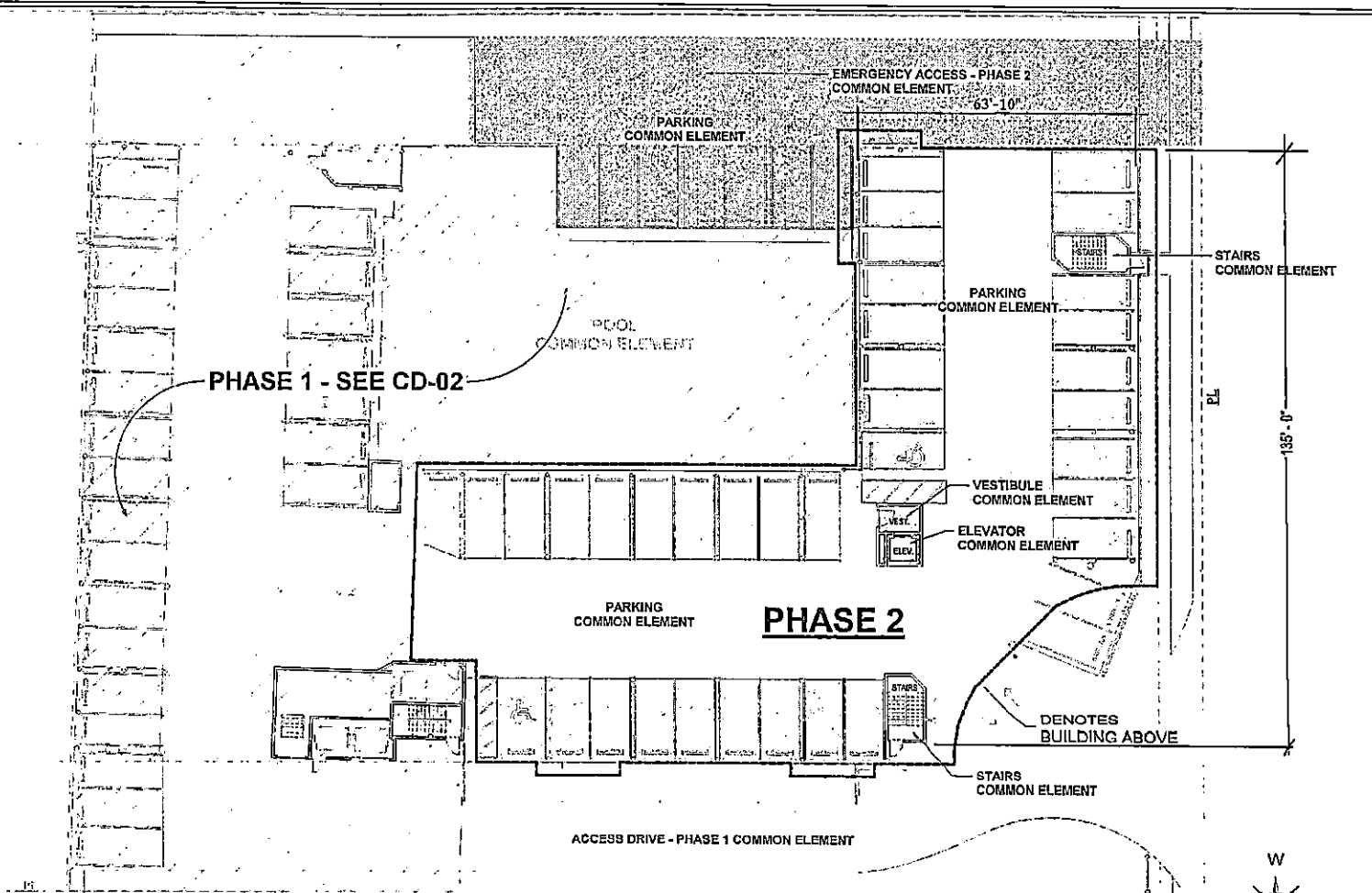
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30 PARKING SPACES REQUIRED
30 PARKING SPACES PROVIDED

OVERALL SITE PLAN - PHASE 1



"NEED NOT BE BUILT"

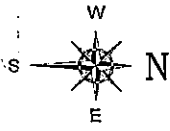


PHASE 1 - SEE CD-02

PHASE 2

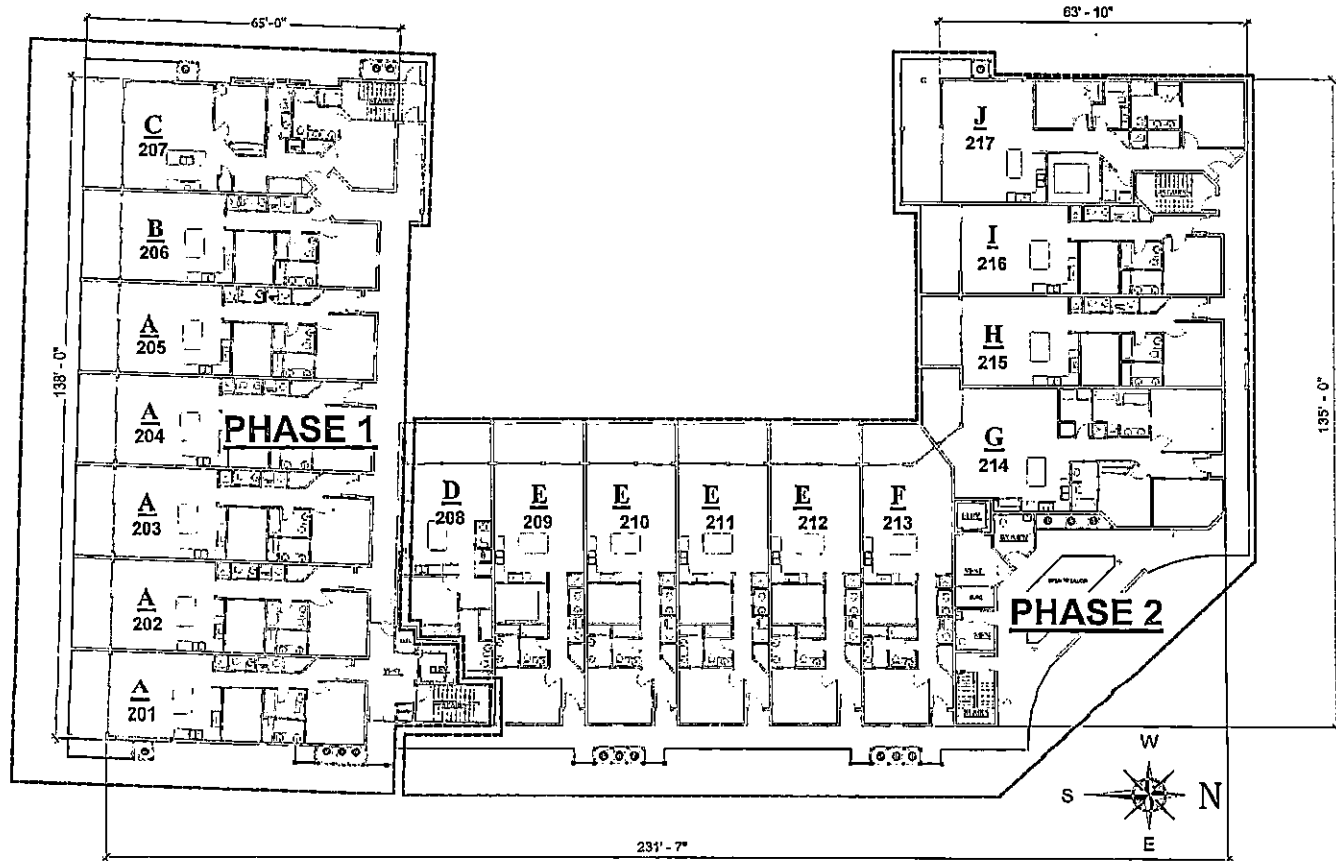
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 43 PARKING SPACES REQUIRED
 43 PARKING SPACES PROVIDED

OVERALL SITE PLAN - PHASE 2



"NEED NOT BE BUILT"

HENRY NORRIS & ASSOCIATES
ARCHITECTURE & ENVIRONMENTAL DESIGN
30 N. PALAFOX PENSACOLA, FL 33502 (850)432-6011 FAX 435-9001
Sea Glass Condominium West Beach Blvd., Gulf Shores
JOB #: 0201611 CAD: BK CHECKED: HN DATE: 1-30-2019
REVISIONS:
SEAL:
SHEET TITLE: OVERALL SITE PLAN
CD-03



OVERALL LEVEL 2 BUILDING PLAN



"NEED NOT BE BUILT"



HENRY MORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALAFOX
PENSACOLA, FL
32502
(850)432-6011
FAX 435-9001

Sea Glass Condominium
West Beach Blvd., Gulf Shores

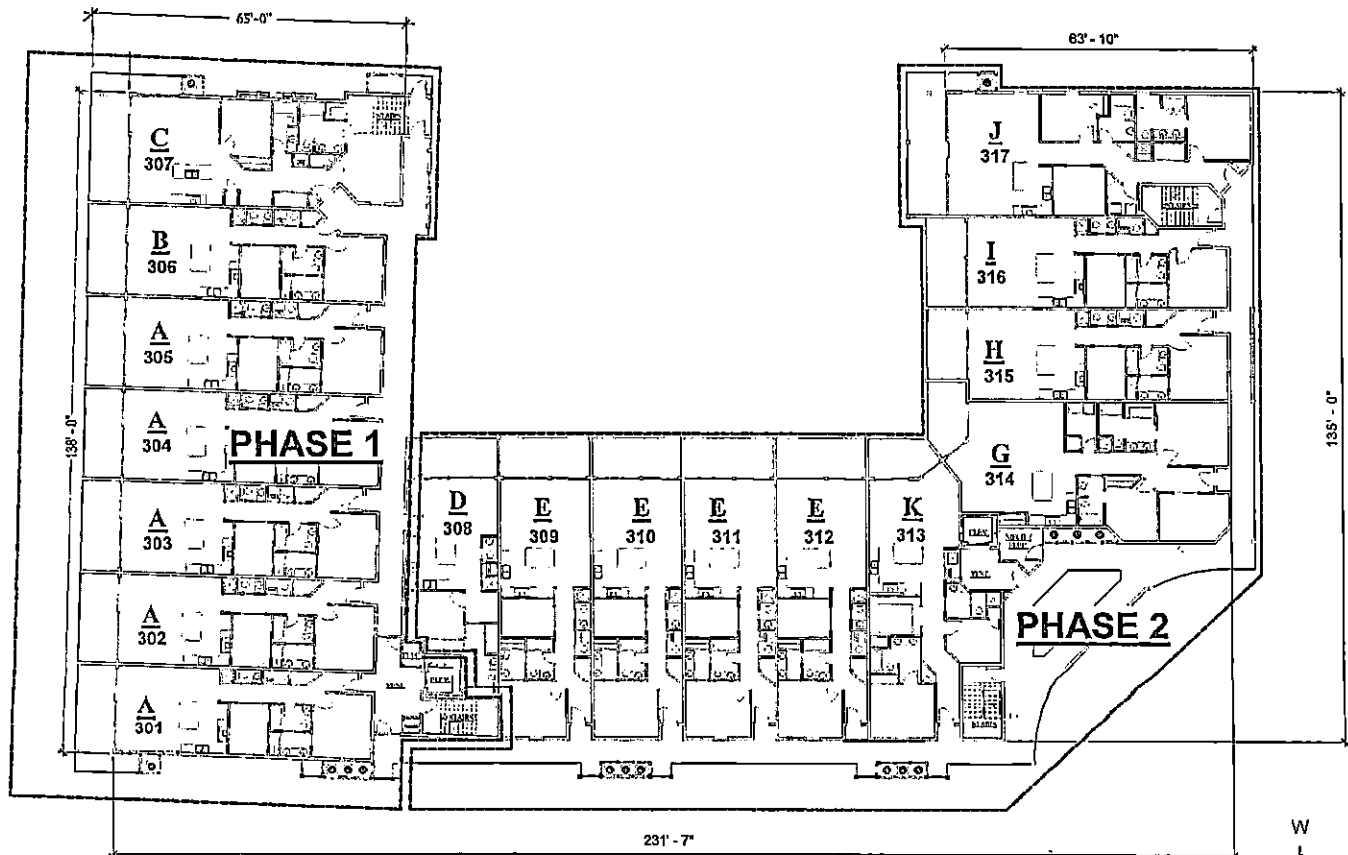
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CHECKED: AN
DATE: 4-30-2018

REVISIONS:

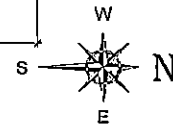
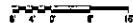
SEAL:

SHEET TITLE:
LEVEL 2 BUILDING
PLAN

CD-04



OVERALL LEVEL 3 BUILDING PLAN



"NEED NOT BE BUILT"



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALAFOX
TAMPA, FL 33602
(850) 333-6011
FAX 335-9001

Sea Glass Condominium
West Beach Blvd., Gulf Shores

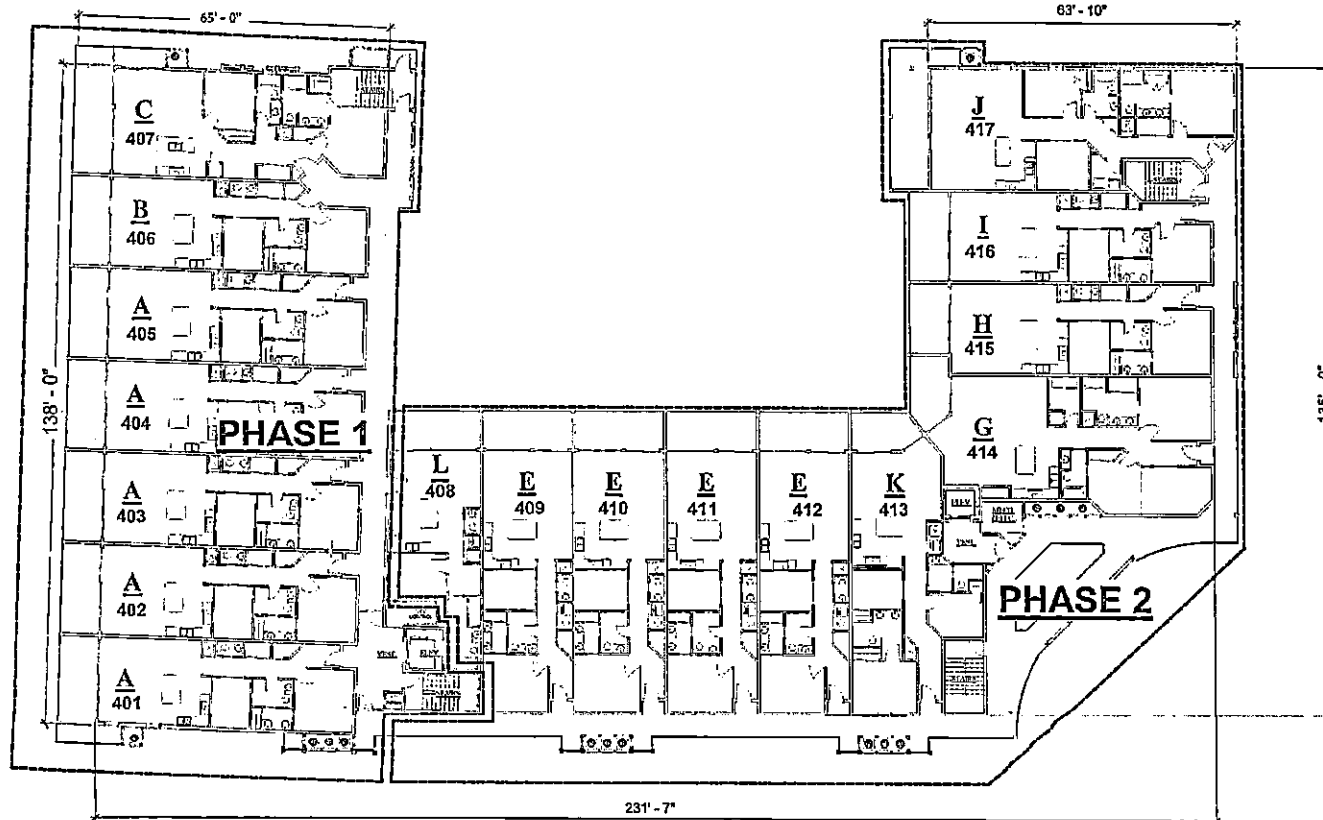
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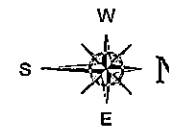
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SHEET TITLE:
LEVEL 3 BUILDING
PLAN

CD-05



OVERALL LEVEL 4 BUILDING PLAN



"NEED NOT BE BUILT"



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

39 N. PALAFOX
PENSACOLA, FL
32502
(850)432-6011
FAX 435-0001

Sea Glass Condominium
West Beach Blvd., Gulf Shores

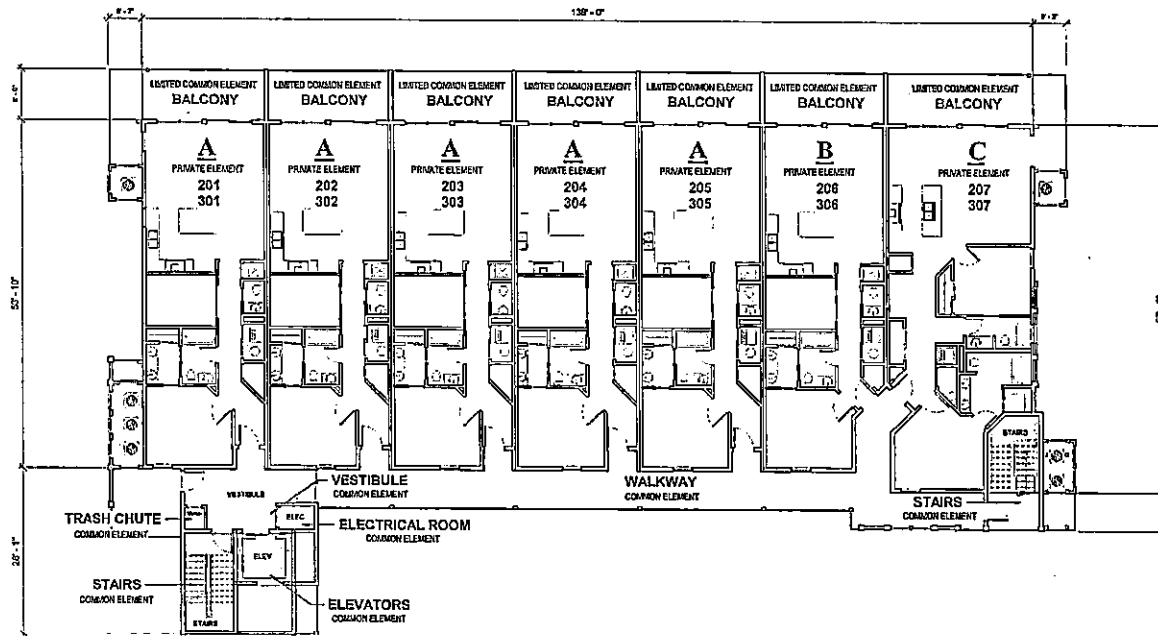
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REVISIONS:

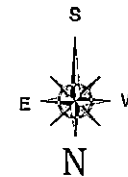
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SHEET TITLE:
LEVEL 4 BUILDING
PLAN

CD-06



**PHASE 1
BUILDING PLAN - LEVELS 2 & 3**



"NEED NOT BE BUILT"



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALAFOX
PENSACOLA, FL
32502
850-432-6611
FAX 433-9001

Sea Glass Condominium
West Beach Blvd., Gulf Shores

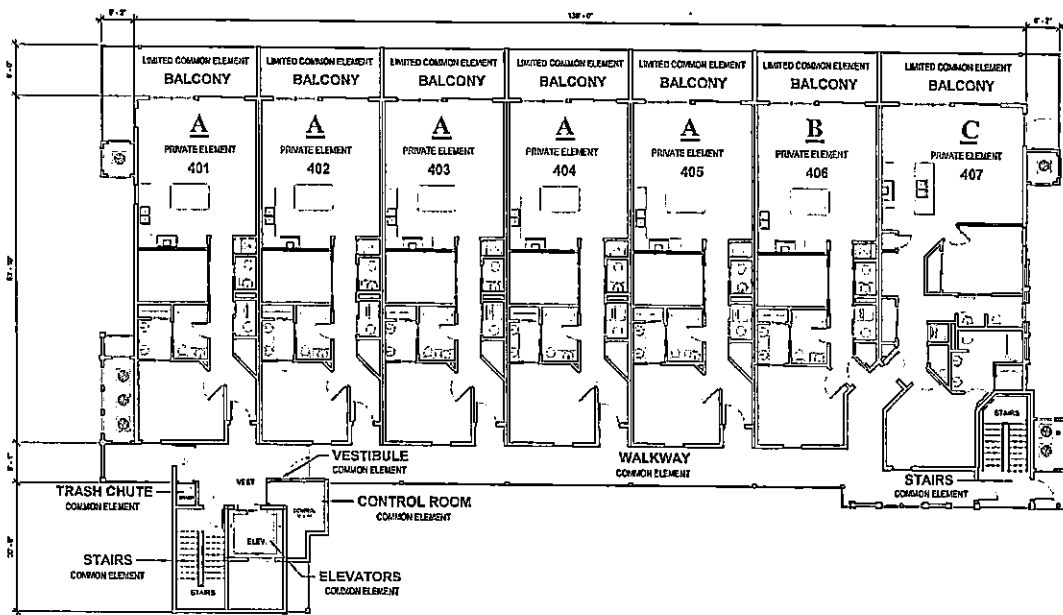
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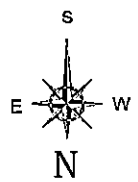
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SHEET TITLE:
LEVELS 2 & 3
BUILDING PLAN

CD-07



**PHASE 1
BUILDING PLAN - LEVEL 4**



"NEED NOT BE BUILT"



HENRY NORRIS & ASSOCIATES

ARCHITECTURE & ENVIRONMENTAL DESIGN

39 N. PALAFOX
PENSACOLA, FL
32502
(850)432-6011
FAX 433-9001

Sea Glass Condominium
West Beach Blvd., Gulf Shores

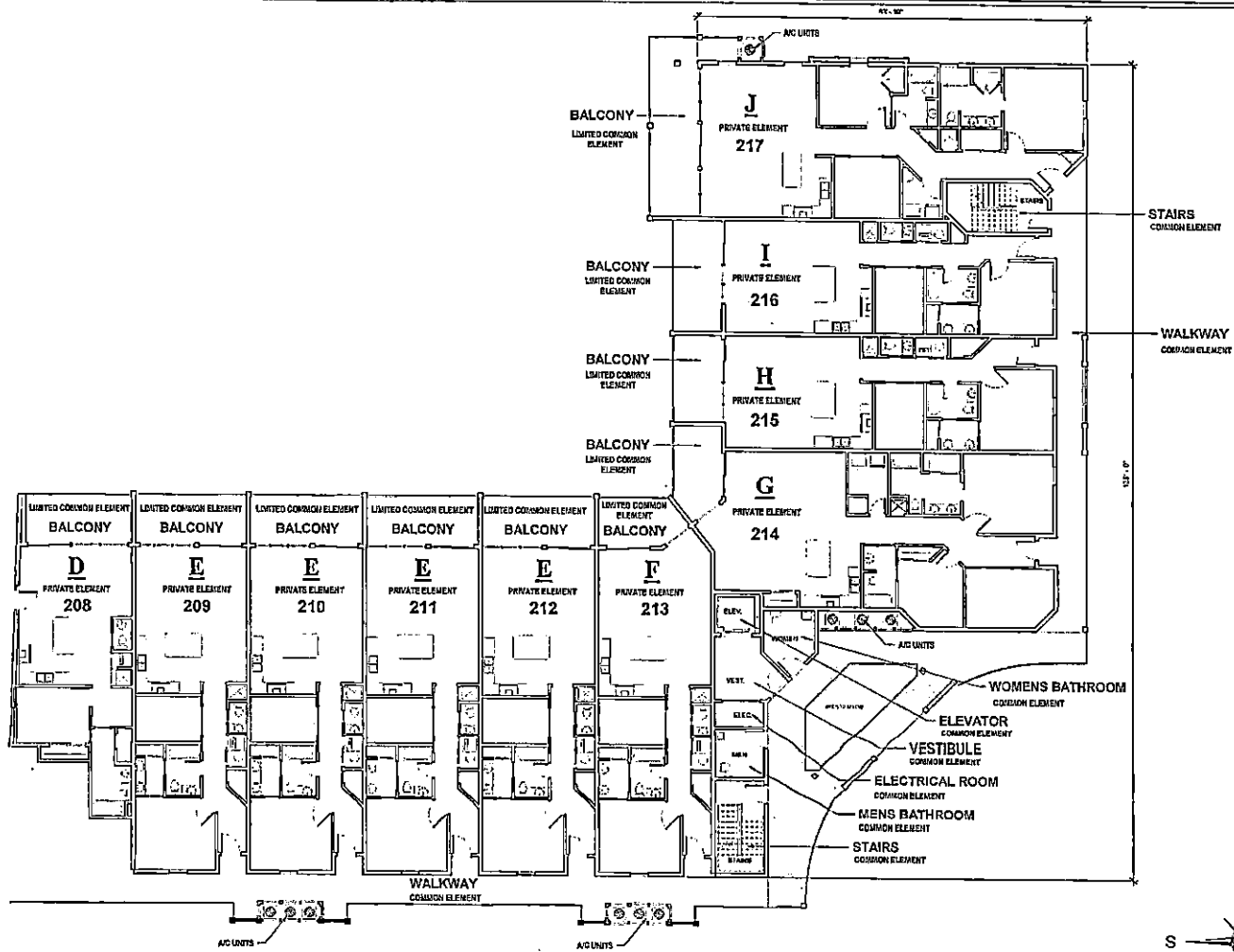
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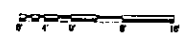
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LEVEL 4 OVERALL
BUILDING PLAN

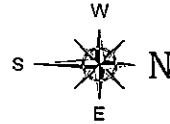
CD-08



**PHASE 2
BUILDING PLAN - LEVEL 2**



"NEED NOT BE BUILT"



**HENRY NORRIS
& ASSOCIATES**

ARCHITECTURE
& ENVIRONMENTAL
DESIGN

30 N. PALAFOX
PENSACOLA, FL
32502
850-312-6011
FAX 433-9901

Sea Glass Condominium
West Beach Blvd., Gulf Shores

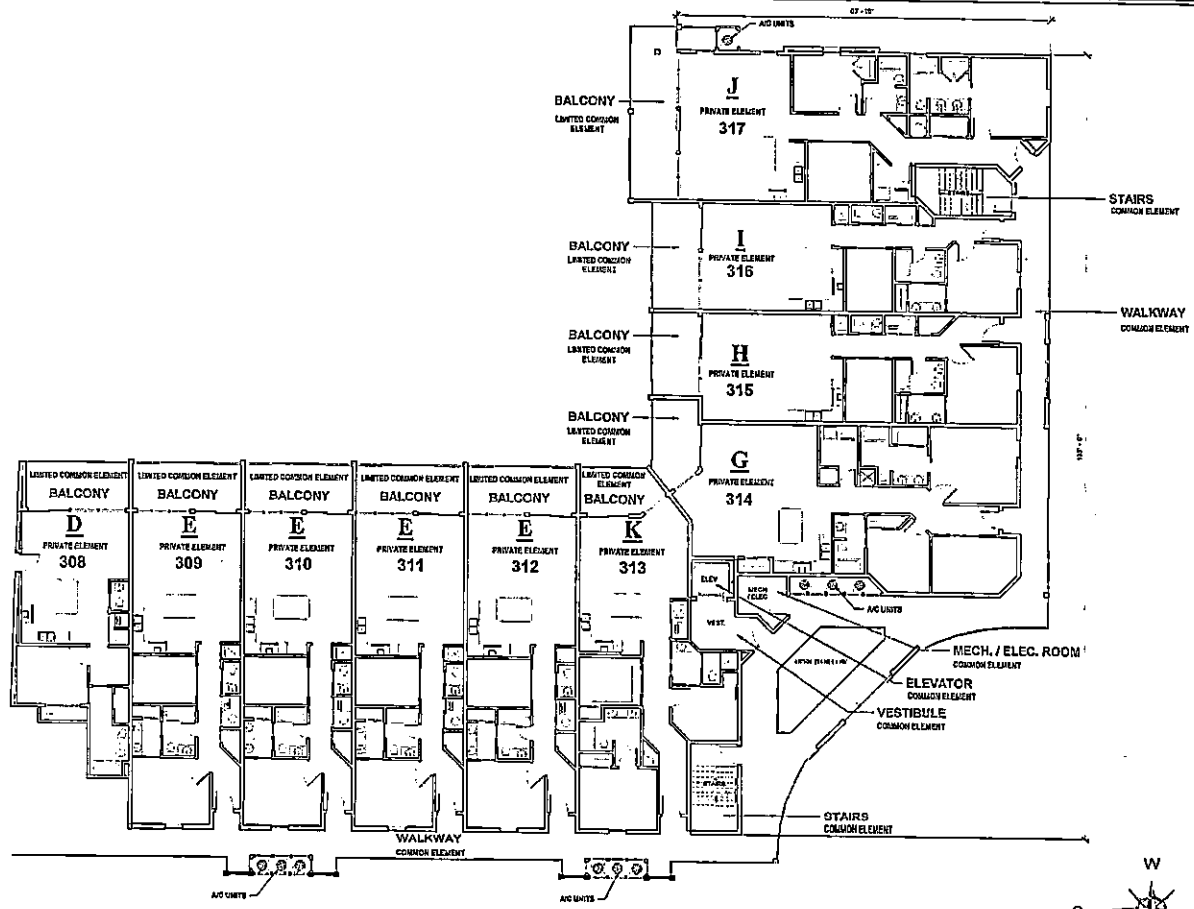
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REVISIONS:

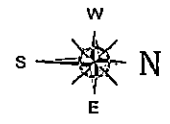
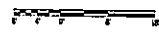
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PLAN - LEVEL 2

CD-09

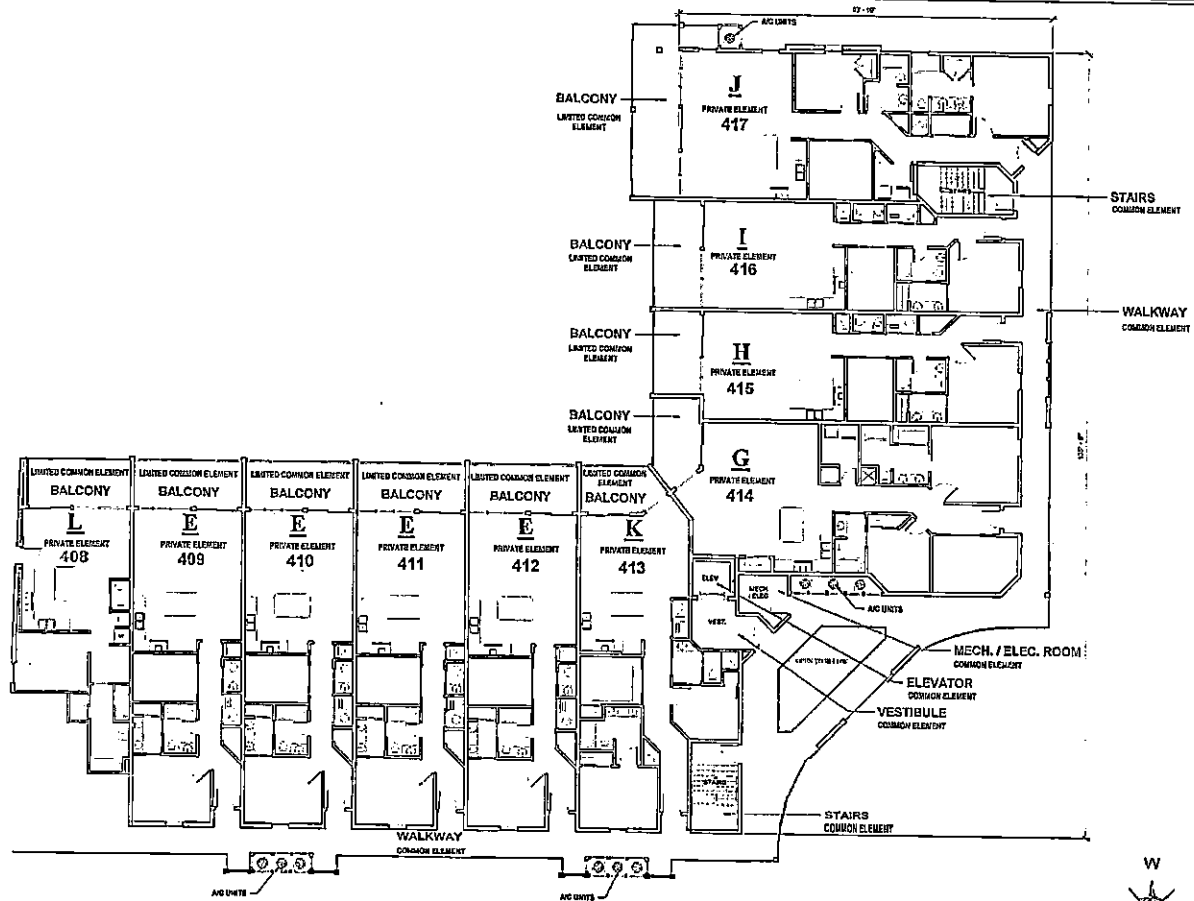


**PHASE 2
BUILDING PLAN - LEVEL 3**

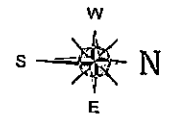


"NEED NOT BE BUILT"

HENRY NORRIS & ASSOCIATES	
ARCHITECTURE & ENVIRONMENTAL DESIGN	
30 N. PALAFOX TALLAHASSEE, FL 32302 (904) 432-6011 FAX 435-5001	
Sea Glass Condominium West Beach Blvd., Gulf Shores	
JOB #: 0201811 CAD: BK CHECKED: MN DATE: 4-30-2019	REVISIONS: SEAL:
SHEET TITLE: PHASE 2 OVERALL PLAN - LEVEL 3 & 4	
CD-10	



**PHASE 2
BUILDING PLAN - LEVEL 4**



"NEED NOT BE BUILT"

HENRY NORRIS & ASSOCIATES
ARCHITECTURE & ENVIRONMENTAL DESIGN
39 N. PALAFOX PENSACOLA, FL 32502 (904)433-0011 FAX 433-0001
Sea Glass Condominium West Beach Blvd., Gulf Shores
JOB #: 0201811 CALD: BK CHECKED: HN DATE: 1-30-2018
REVISIONS:
SCALE:
SHEET TITLE: PHASE 2 OVERALL PLAN - LEVEL 4 & 4
CD-11



HENRY NORRIS & ASSOCIATES

ARCHITECTURE & ENVIRONMENTAL DESIGN

30 N. PALAFOX
PENSACOLA, FL
32502
(850)432-4011
FAX 433-9001

Sea Glass Condominium
West Beach Blvd., Gulf Shores

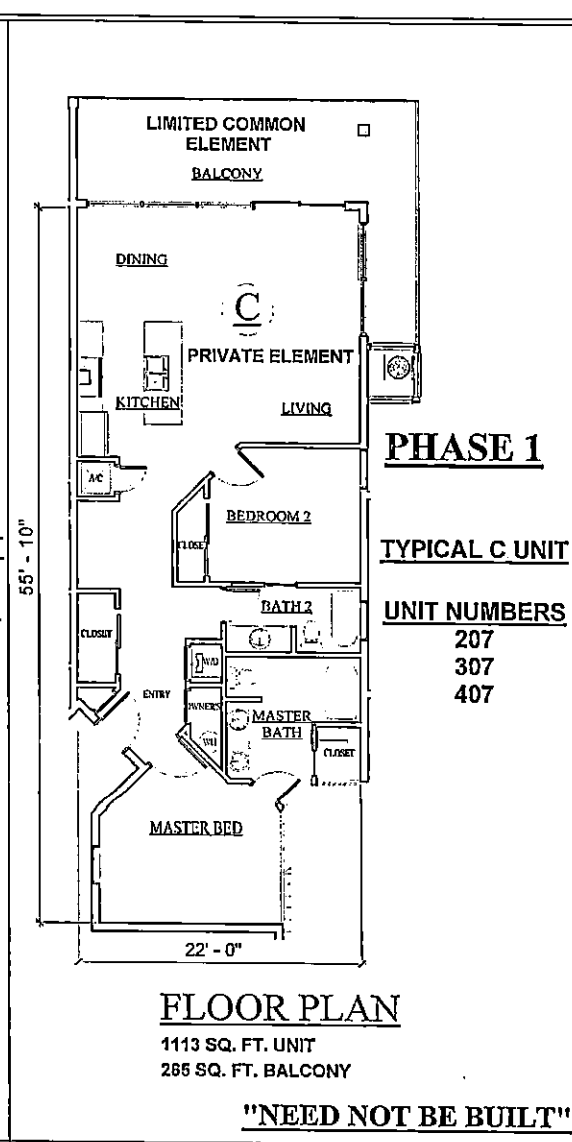
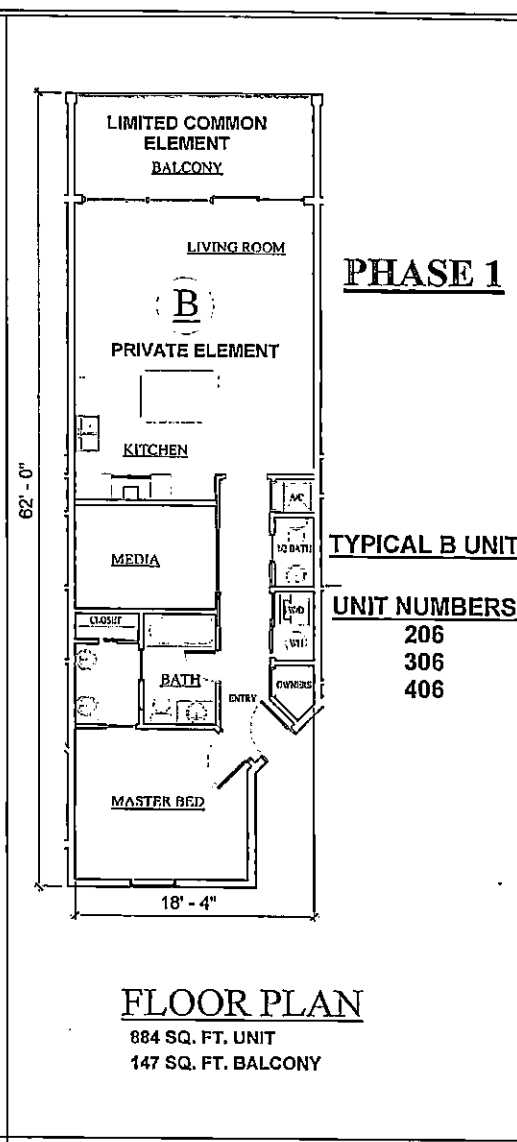
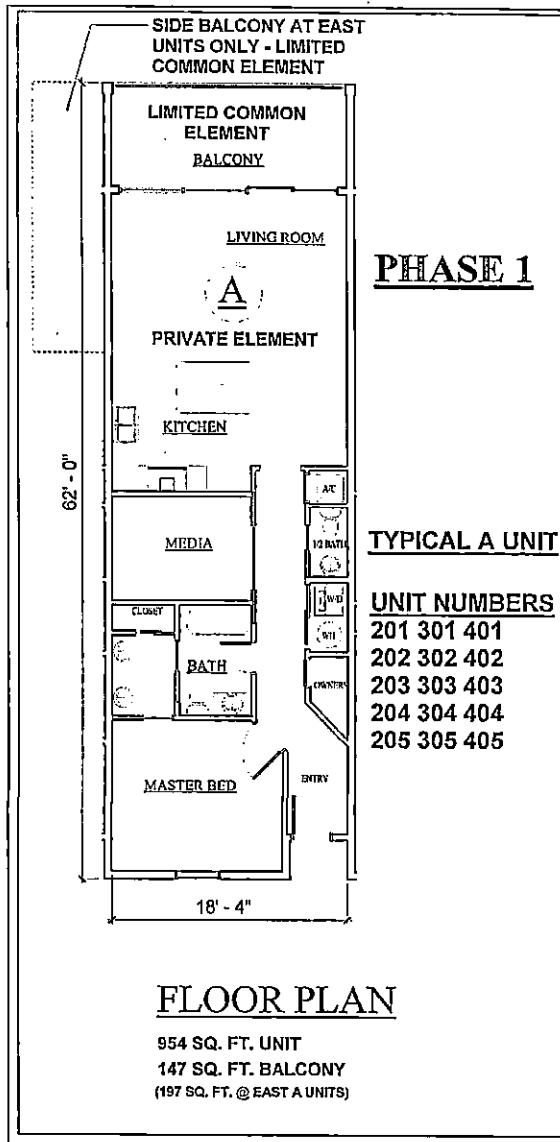
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DATE: 1-30-2019

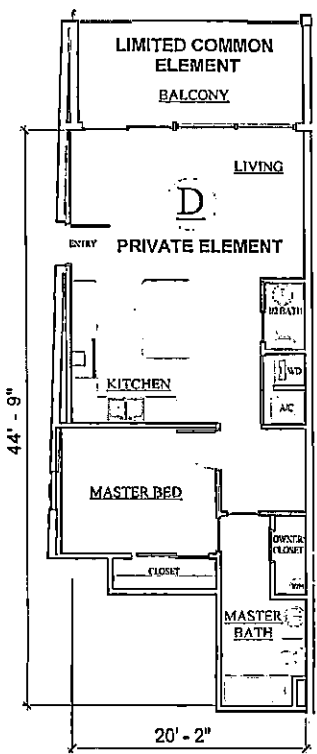
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1-2-19
LAST REVISION
PACIFIC/SCHROEDER

SEAL:

SHEET TITLE:
UNITS A, B & C
PLANS

CD-12



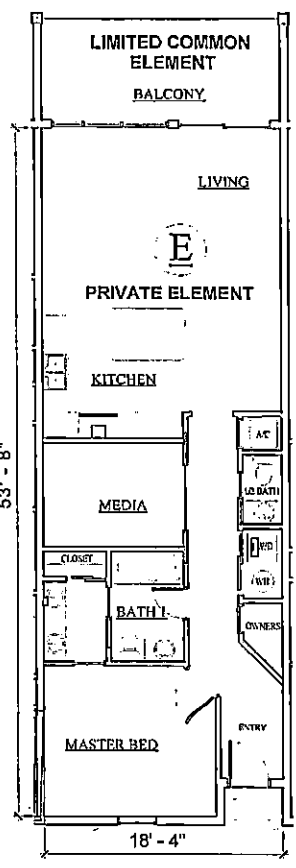


PHASE 2

TYPICAL D UNIT

UNIT NUMBERS
208
308

FLOOR PLAN
714 SQ. FT. UNIT
140 SQ. FT. BALCONY

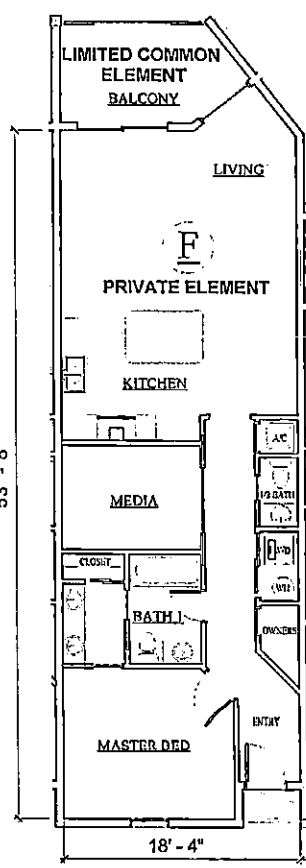


PHASE 2

TYPICAL E UNIT

UNIT NUMBERS
209 309 409
210 310 410
211 311 411
212 312 412

FLOOR PLAN
973 SQ. FT. UNIT
146 SQ. FT. BALCONY



PHASE 2

TYPICAL F UNIT

UNIT NUMBERS
213

FLOOR PLAN
985 SQ. FT. UNIT
102 SQ. FT. BALCONY

"NEED NOT BE BUILT"



HENRY NORRIS & ASSOCIATES
ARCHITECTURE & ENVIRONMENTAL DESIGN
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Sea Glass Condominium
West Beach Blvd., Gulf Shores

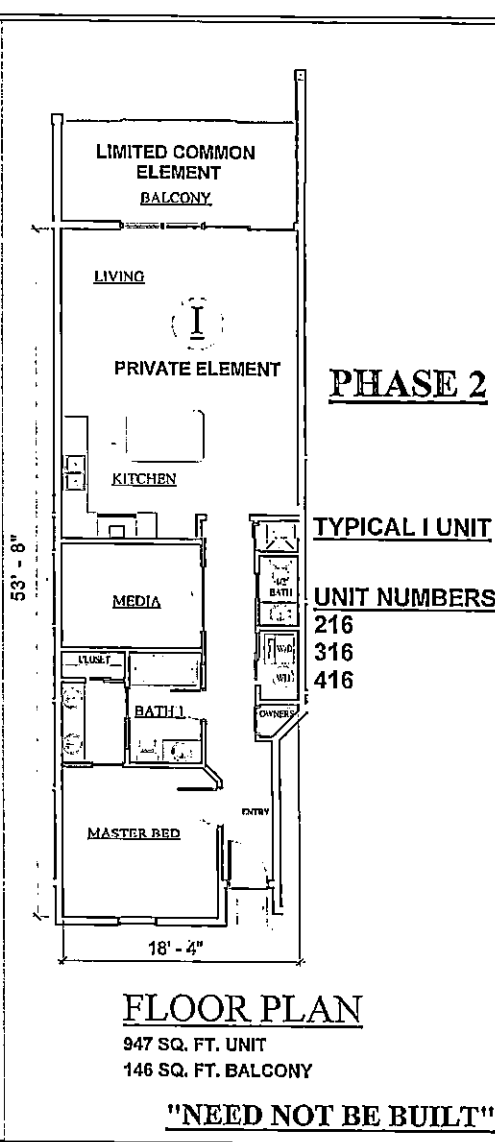
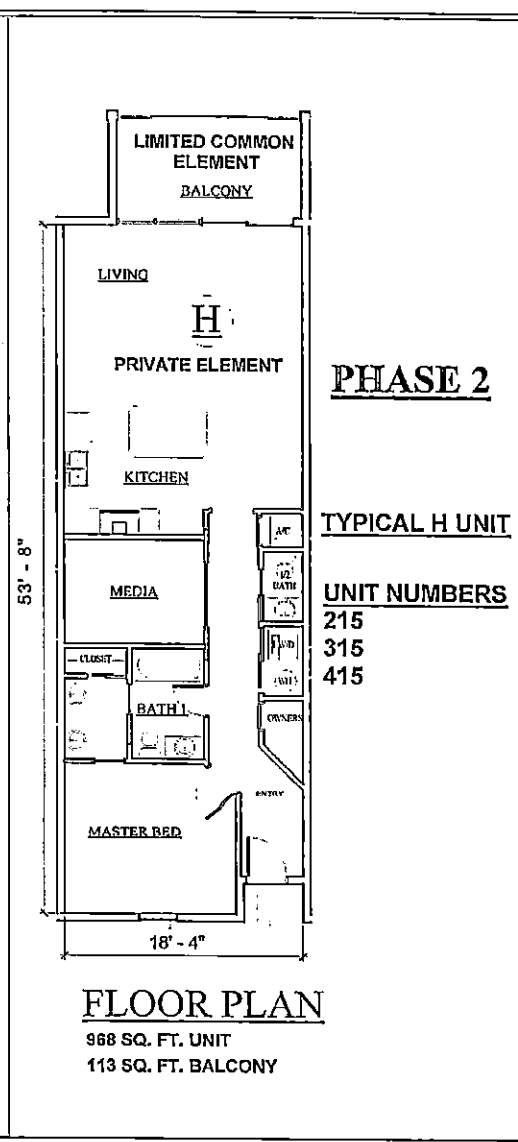
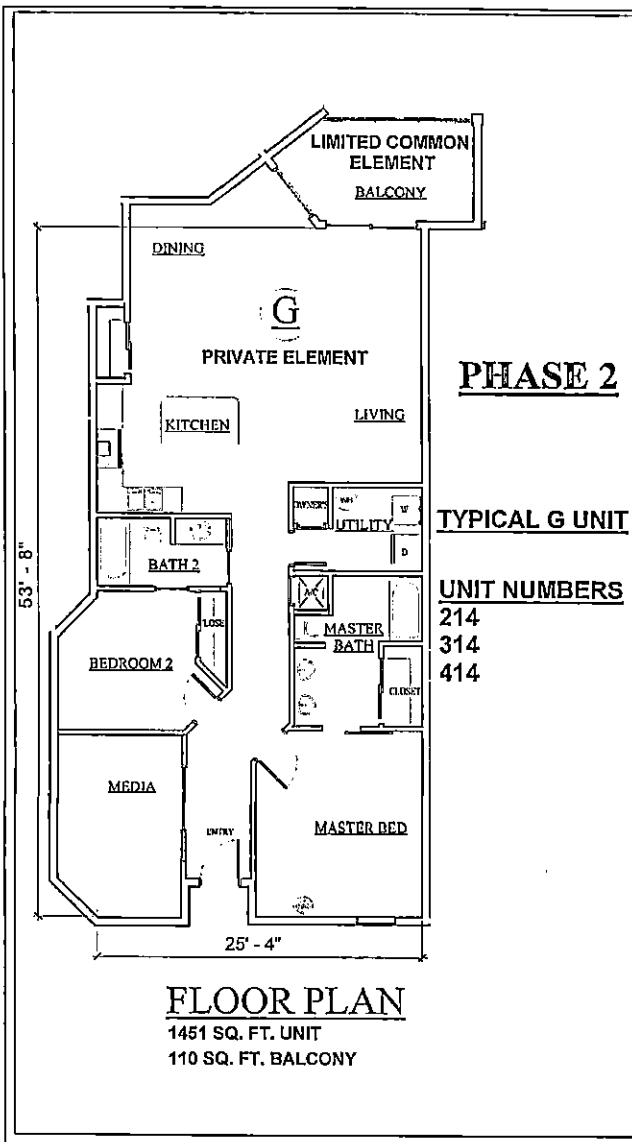
JOB #: 0201811
CAD: BK
CHECKED: HN
DATE: 1-30-2019

REVISIONS:

SEAL:

SHEET TITLE:
UNITS D, E, & F
PLANS

CD-13



HN

HENRY NORRIS & ASSOCIATES

ARCHITECTURE & ENVIRONMENTAL DESIGN

30 N. PALAFOX, PENSACOLA, FL 32502
(850)432-4811
FAX 435-5000

Sea Glass Condominium
West Beach Blvd., Gulf Shores

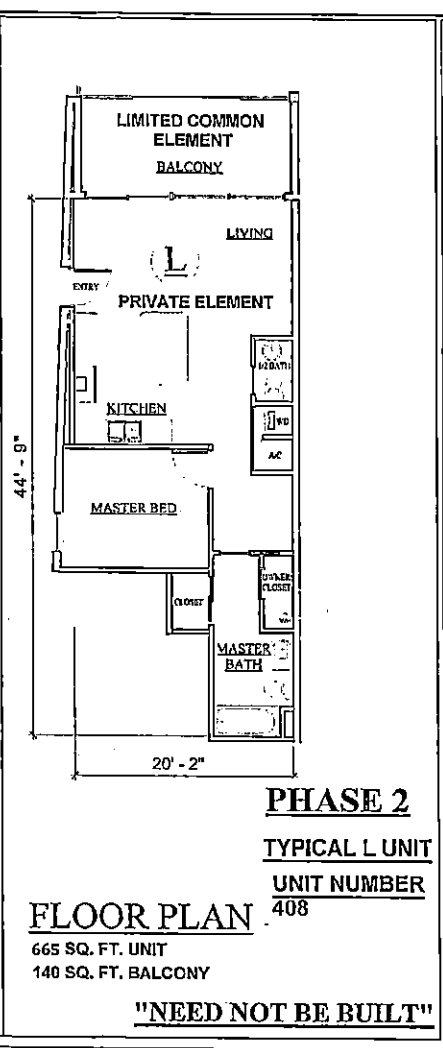
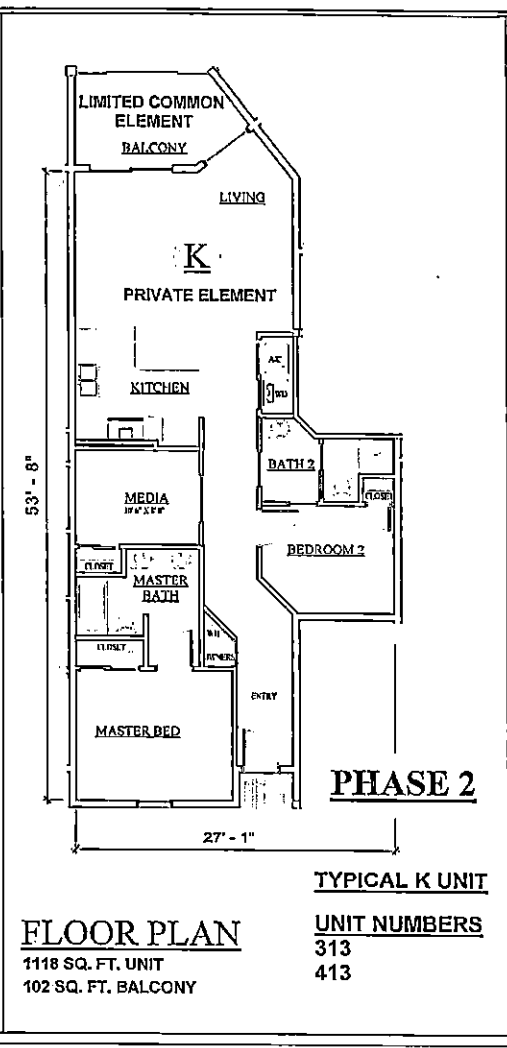
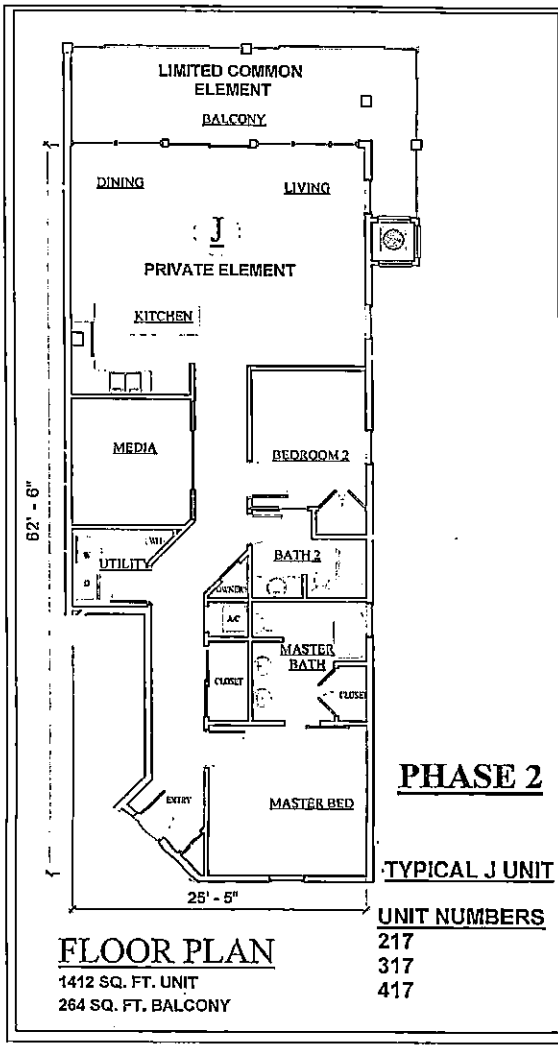
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DATE: 1-30-2019

REVISIONS:

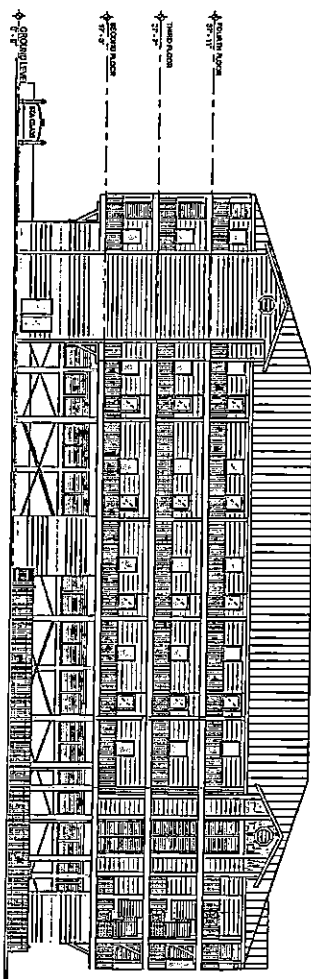
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SHEET TITLE:
UNITS G, H, & I
PLANS

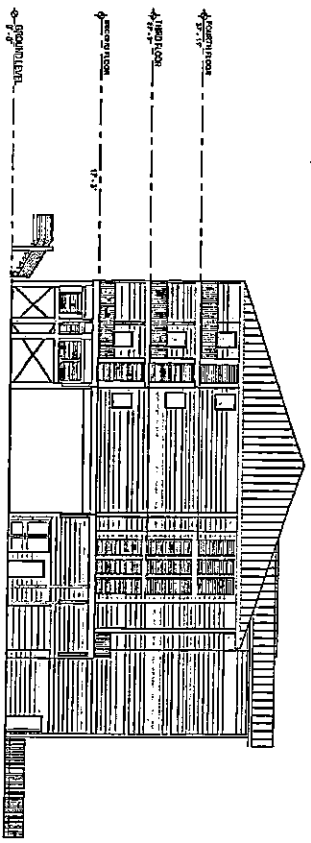
CD-14



	HENRY NORRIS & ASSOCIATES
	ARCHITECTURE & ENVIRONMENTAL DESIGN
	30 N. PALAFOX PENSACOLA, FL 32503 (850)432-6011 FAX 433-9001
Sea Glass Condominium West Beach Blvd., Gulf Shores	
JOB #: 0201811 CAD: BK CHECKED: HN DATE: 1-30-2019	REVISIONS:
SCALE:	SHEET TITLE: UNITS J&K PLANS
CD-15	



PHASE 1 NORTH ELEVATION



PHASE 1 EAST ELEVATION

"NEED NOT BE BUILT"



HENRY MORRIS & ASSOCIATES

ARCHITECTURE ENVIRONMENTAL DESIGN

30 N PALM AVE THUNDERBOLT, FL 33502 (800) 732-6011 FAX 435-5001

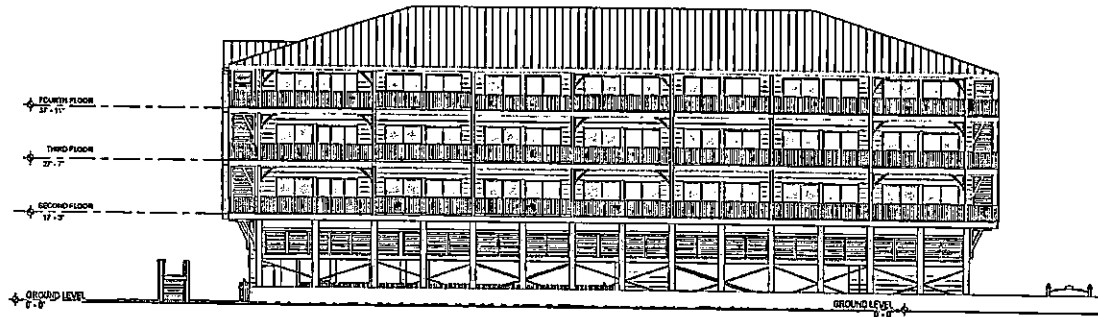
Sea Glass Condominium
West Beach Blvd., Gulf Shores

JOB #: 0201611
C.D. BY
CHECKED BY
DATE: 1-30-2019
REVISIONS:

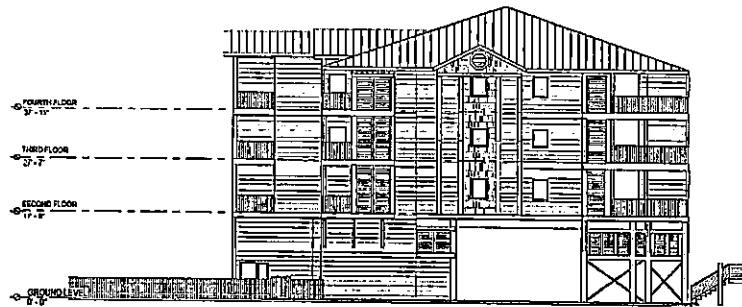
SCALE:

SHEET TITLE:
ELEVATIONS

CD-16



PHASE 1 SOUTH ELEVATION



PHASE 1 WEST ELEVATION



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALAFOX
PENSACOLA, FL.
32502
(904) 432-6011
FAX 435-9001

Sea Glass Condominium
West Beach Blvd., Gulf Shores

JOB #: 0201011
CAD: BK
CHECKED: HN
DATE: 1-30-2019

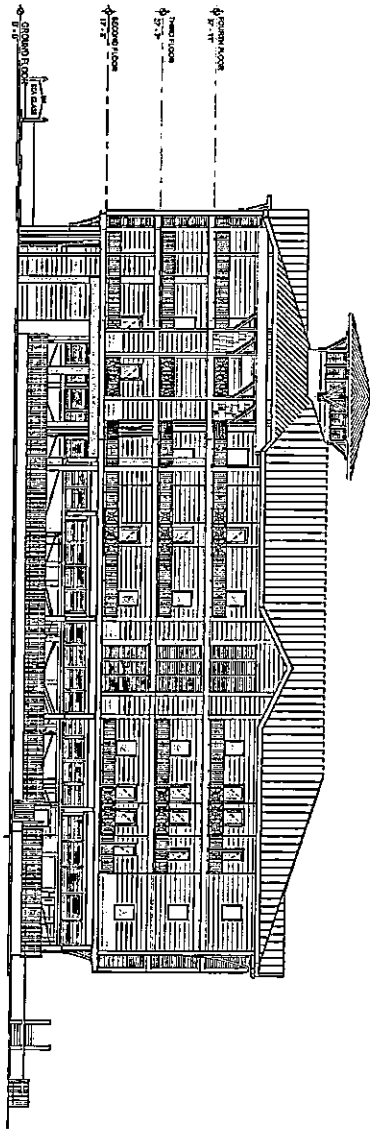
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SEAL:

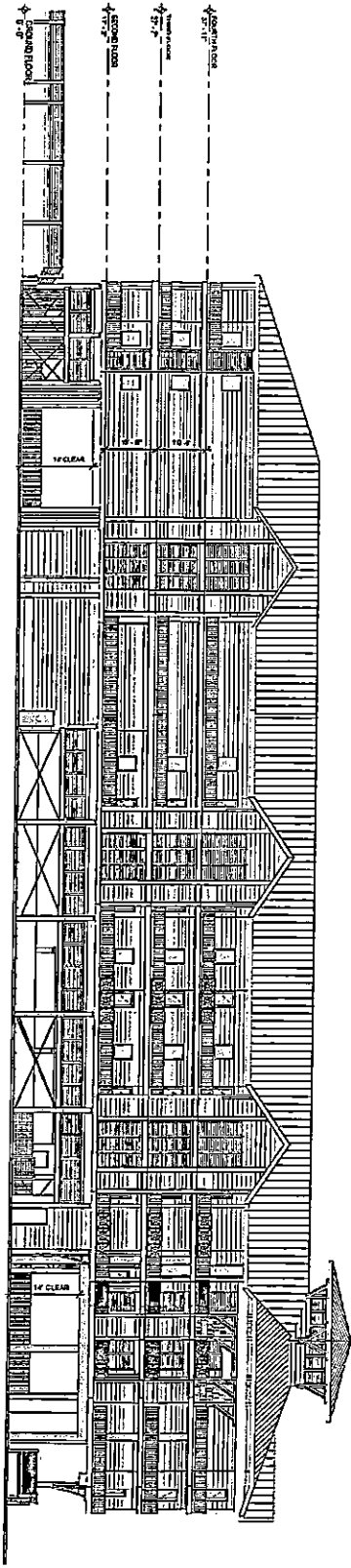
SHEET TITLE:
ELEVATIONS

CD-17

"NEED NOT BE BUILT"



PHASE 2 NORTH ELEVATION



PHASE 2 EAST ELEVATION

"NEED NOT BE BUILT"



HENRY MORRIS
&
ASSOCIATES

ARCHITECTURE
ENVIRONMENTAL
DESIGN

30 N. PALM FOX
TENNIS COURT A, FL
33501
(800) 423-4011
(904) 453-9811

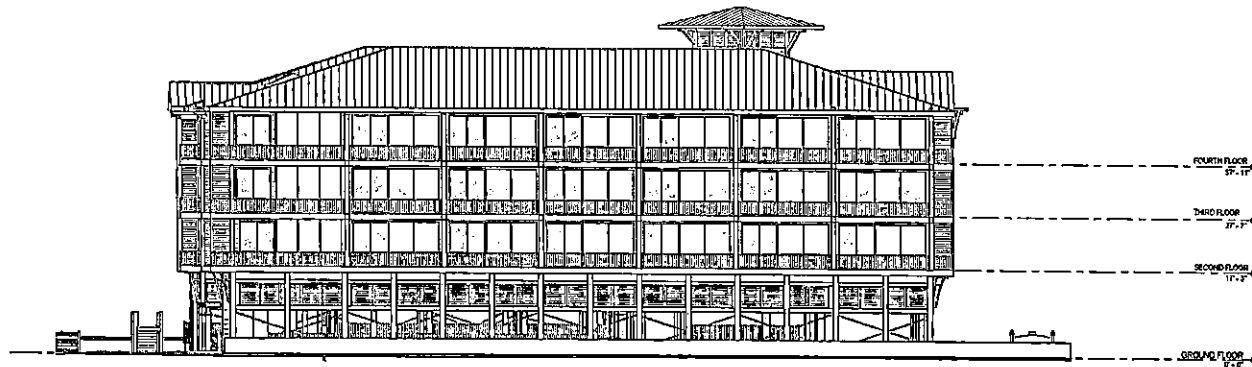
Sea Glass Condominium
West Beach Blvd., Gulf Shores

JOB #: 0201011
CAD: JK
CHECKED: JH
DATE: 10/20/09
REVISIONS:

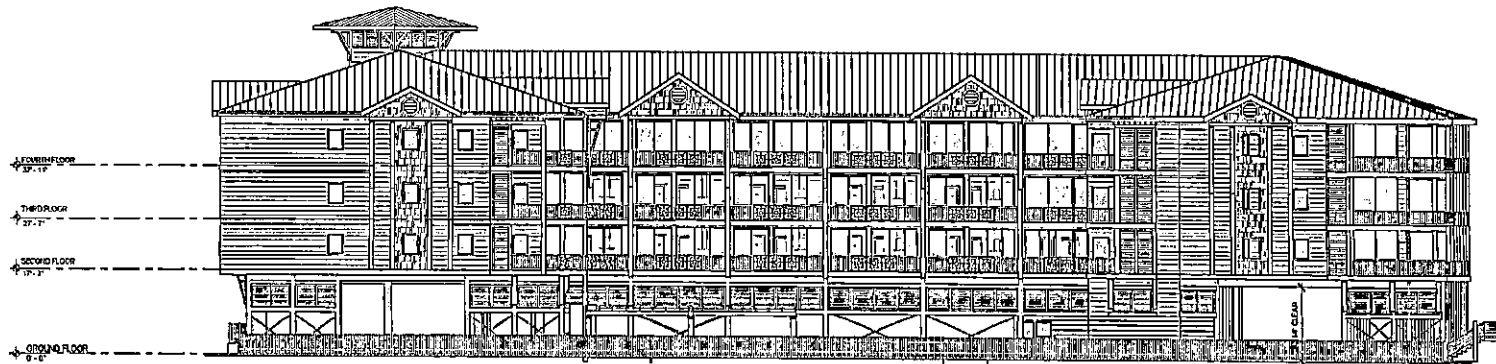
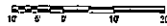
SCALE:

SHEET TITLE:
ELEVATIONS,
NORTH & EAST

CD-18



PHASE 2 SOUTH ELEVATION



PHASE 2 WEST ELEVATION



SEA GLASS

"NEED NOT BE BUILT"



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALAFOX
DENNACOLA, FL
33502
(850) 432-6011
FAX 435-9061

Sea Glass Condominium
West Beach Blvd., Gulf Shores

JOB #: 0201811
CAD: BK
CHECKED: LH
DATE: 1-30-2018

REVISIONS:

SEAL:

SHEET TITLE:
PHASE 2
ELEVATIONS -
SOUTH & WEST

CD-19

EXHIBIT "C"
TO THE FIRST INCREMENTAL AMENDMENT
TO THE DECLARATION OF
SEA GLASS, A CONDOMINIUM

EASEMENTS, RESTRICTIONS AND OTHER
ENCUMBRANCES ON THE CONDOMINIUM PROPERTY

The following is a list of liens, known defects and encumbrances affecting the title to the Condominium Property, if it is dedicated to the condominium form of ownership (recording references are to the records in the Office of the Judge of Probate of Baldwin County, Alabama):

1. Liens of taxes and assessments, both public and private, hereinafter falling due, which Purchaser agrees to assume and pay by acceptance of a deed.
2. Liens, easements, encroachments or other encumbrances, of any nature, or claims thereof, not shown by the public records. Taxes or special assessments which are not shown as existing liens by the public records. Rights or claims of parties in possession not shown by the public records.
3. Development Rights and Special Declarant Rights granted Declarant by the Declaration filed or to be filed in the records of the Office of the Judge of Probate of Baldwin County, Alabama, or by the ACT.
4. Articles of Incorporation and By-Laws of the Association filed or to be filed in the records of the Office of the Judge of Probate of Baldwin County, Alabama.
5. The Declaration, and all exhibits and amendments thereto, filed or to be filed in the records of the Office of the Judge of Probate of Baldwin County, Alabama.
6. Building setback lines, drainage and utility easements as described in the Declaration filed or to be filed in the records of the Office of the Judge of Probate of Baldwin County, Alabama.
7. Utility easements and rights-of-way.
8. Coal, oil, gas, limestone and other mineral interests in the land and all rights and easements in favor of the State of said coal, oil, gas, limestone and other minerals.
9. Reservations of oil, gas and other minerals in, on or under said real property, together with all rights or easements in connection therewith, as have previously been severed, or reserved by or conveyed to others and presently of record.
10. Rights of other parties, the United States of America or State of Alabama in and to the shore, littoral or riparian rights to the property described herein lying adjacent to the Gulf of Mexico.
11. Rights of the United States of America, State of Alabama, or the general public, if any, to use any part of the land lying between the body of water of the Gulf of Mexico and the boundary line of the property described herein, which is the mean high water line of the Gulf of Mexico, as granted by federal or state law.

12. Any adverse claim based upon the assertion that some portion of the property described herein is submerged land or located below mean high tide or has been created by accretion or reliction.

13. The rights, if any, of the public to use the public beach, recreation area, or any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, the bulkhead line, the most extreme high water line or any other legally established boundary line separating the publicly used area from the upland private area.

14. The inalienable rights of the public to use the navigable waters covering lands described herein.

15. The rights of the public, if any, to the bottom of any navigable water adjacent to said property.

16. Easement for Placement, Construction, Maintenance, and Use of Sand and Associated Sand Stabilization Structures, Vegetation, Vegetation Irrigation Systems, and Access Structures granted the City of Gulf Shores, Alabama and the State of Alabama by and through the Commissioner of the Department of Conservation and Natural Resources.

17. That portion of the subject property which lies within the right of way of Highway 182.

18. Gulf Shores, Alabama Land Use Plan recorded May 30, 2008 at Instrument 1118937, Resolution Adopting the Land Use Plan for the City of Gulf Shores recorded at Instrument 1118935, amendment recorded at Instrument 1118936, and all amendments thereto.

19. Zoning, planning, subdivision regulations and other restrictions or regulations upon the use of the Property as may be imposed by the City of Gulf Shores, Baldwin County, State of Alabama or any other governmental authorities having jurisdiction over the Condominium Property.

20. Discrepancies, variations, violations, conflicts in boundary lines, shortages in area, encroachments, encumbrances and any facts, rights, interests, claims or other adverse circumstances affecting the title which an accurate and complete survey and/or inspection of the premises would disclose and which are not shown by the public records.

21. Restrictive Covenants contained in instrument recorded in Deed Book 521, Page 192.

22. Easement(s) in favor of the City of Gulf Shores recorded at Instrument 578482.

23. Restrictions, easements and rights of way of record and such zoning or other restrictions upon the use of the condominium property as may be imposed by governmental authorities having jurisdiction hereof.

24. Amendment by the Planning Commission of the City of Gulf Shores of the Subdivision Regulations of the City of Gulf Shores recorded in Miscellaneous Book 93, Page 1379, and any amendments thereto.

EXHIBIT "D"
TO THE FIRST INCREMENTAL AMENDMENT
TO THE DECLARATION OF
SEA GLASS, A CONDOMINIUM

FRACTIONAL OWNERSHIP INTEREST IN COMMON ELEMENTS
(RESPECTIVE SHARE OF EACH UNIT)
AND
NUMERICAL EXPRESSION OF VALUE OF VOTE TO
WHICH EACH UNIT IS ENTITLED

FORMULA:

The formula for arriving at the Percentage (Fractional) Ownership Interest in the Common Elements (respective share of each Unit) shall be a percentage interest, which shall be determined by dividing the interior square footage of a Unit by the total interior square footage of the twenty-one (21) Units created in Phase 1 and the thirty (30) Units to be created by recording an incremental amendment to the Declaration subdividing Unit Phase 2. Upon the dedication of any additional Phase(s) or Unit(s) to the condominium form of ownership, by the filing of an incremental phasing amendment in the Office of the Judge of Probate, Baldwin County, Alabama, the Percentage of Ownership Interest in the Common Elements shall be re-determined in accordance with the formula set forth above and restated in the incremental phasing amendment. The total percentage interest shall never exceed 100%. Each Unit shall be entitled to one vote the numerical value of which shall be expressed as one (1) and be equal to its percentage of undivided interest in the Common Elements as set forth on this Exhibit "D". Each unit shall be entitled to one vote which is equal to its percentage interest. The Common Expenses shall be charged to Unit Owners according to the percentage undivided interest of the respective Units in the Common Elements. Until an incremental amendment to the Declaration subdividing Unit Phase 2 into thirty (30) Units is recorded, the twenty-one (21) Phase 1 Units shall be assessed for all of the Common Expenses in accordance with the Alabama Uniform Condominium Act of 1991, Code of Alabama (1975), Section 35-8A-315(c)(2) ("Any common expense or portion thereof benefiting fewer than all of the units must be assessed exclusively against the units benefited."). For the purpose of this Exhibit "D", the total number of square feet of interior area in any Unit shall be conclusively presumed to be as shown on the Plans or Plats, as last amended. Unit square feet are measured "paint-to-paint".

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CONTINUATION EXHIBIT "D"
 TO THE FIRST INCREMENTAL AMENDMENT
 TO THE DECLARATION OF
 SEA GLASS, A CONDOMINIUM

<u>UNIT NUMBER</u>	PERCENTAGE OWNERSHIP INTEREST IN COMMON & LIMITED COMMON ELEMENTS & VALUE OF VOTE (Respective share of each unit)	NUMERICAL EXPRESSION OF VALUE OF VOTE TO WHICH UNIT IS ENTITLED
201	0.01847941888619850	1
202	0.01847941888619850	1
203	0.01847941888619850	1
204	0.01847941888619850	1
205	0.01847941888619850	1
206	0.01712348668280870	1
207	0.02155932203389830	1
301	0.01847941888619850	1
302	0.01847941888619850	1
303	0.01847941888619850	1
304	0.01847941888619850	1
305	0.01847941888619850	1
306	0.01712348668280870	1
307	0.02155932203389830	1
401	0.01847941888619850	1
402	0.01847941888619850	1
403	0.01847941888619850	1
404	0.01847941888619850	1
405	0.01847941888619850	1
406	0.01712348668280870	1
407	0.02155932203389830	1
Unit Phase 2	0.60676029055690100	1
TOTAL	1.00000000000000000	22

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EXHIBIT "E"
TO THE FIRST INCREMENTAL AMENDMENT
TO THE DECLARATION OF
SEA GLASS, A CONDOMINIUM

PROJECTED ANNUAL OPERATING BUDGET
(based on 100% occupancy)

INCOME	\$215,500.00
(Association fees)	
Type "A" Units:	\$10,126.94 per year / \$843.91 per month
Type "B" Units:	\$9,383.87 per year / \$781.99 per month
Type "C" Units:	\$11,814.76 per year / \$984.56 per month
 TOTAL INCOME	 <u>\$215,500.00</u>
 EXPENSE	 \$194,000.00
 RESERVE	 \$21,500.00
 TOTAL EXPENSE	 <u>\$215,500.00</u>
 NET INCOME	 <u>\$0.00</u>

(details on continuation page(s))(rounded to nearest dollar amounts)

NOTES:

The above Estimated Operating Budget was prepared in or about December, 2021 and is based upon 100% occupancy of Sea Glass. The Declarant shall not be responsible for any increase in the Common Expenses of the Association occasioned by increases due to inflationary and unforeseen costs for water, sewer, maintenance, utilities, insurance or other matters. The fiscal management of the Association shall be governed by the Board of Directors as set forth in the Declaration and By-laws of the Association. Unit Owners are responsible for the payment of all utilities individually metered or connected to their Units which have not been budgeted as a Common Expense. The estimated Common Expense for Sea Glass is deemed reasonably accurate and adequate as of the date of its preparation, but no warranty or guarantee is intended. No Unit Owner shall be exempt from paying his/her proportionate share of the Common or Limited Common Expense by waiver or nonuse or non-enjoyment of the Common Elements. Until an incremental amendment to the Declaration subdividing Unit Phase 2 into thirty (30) Units is recorded, the twenty-one (21) Phase 1 Units shall be assessed for all of the Common Expenses in accordance with the Alabama Uniform Condominium Act of 1991, Code of Alabama (1975), Section 35-8A-315(c)(2) ("Any common expense or portion thereof benefiting fewer than all of the units must be assessed exclusively against the units benefited.").

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Sea Glass Condominium Association 2022 Proposed Budget

	2022 Proposed
Income	
Income	
400 Association Dues	120,000.00
401 Owner Registration Certificates	0.00
402 Guest Registration Certificates	0.00
403 Late Fee	0.00
404 Insurance Assessment	95,500.00
406 Beach Income	0.00
Total Income	\$ 215,500.00
 Expenses	
Administrative	
503 Bank Charges	200.00
504 Guest Registration Certificates Sold	1,000.00
506 Licenses & Permits	375.00
507 Management Fee	9,600.00
510 Postage	200.00
511 Printing	1,100.00
515 Office Supplies & Software	865.00
Contract	
541 Exterminator	2,000.00
542 Fire Alarm Monitoring	750.00
545 Landscape Service	8,400.00
546 Security Service	15,000.00
547 Pool Maintenance Contract	9,500.00
548 Building Maintenance Contract	9,600.00
Grounds / Pool Supplies	
552 Bldg & Other Supplies	1,000.00
553 Pool Supplies	1,200.00
Insurance	
520 Property Insurance	90,000.00
521 Flood Insurance	5,500.00
Repair & Maintenance	
531 Repairs & Maintenance	4,000.00
533 Fire Protection Repair/Maint	950.00
543 Fire Pump Runs	1,000.00
Utilities	
570 Cable/Internet/Telephone	16,380.00
571 Waste Collection	3,300.00
572 Emergency Telephone	1,080.00
573 Electricity	5,500.00
574 Water/Sewer	5,500.00
X Reserve Allocations	
700 Capital Reserve Allocations	21,500.00
Total Expenses	\$ 215,500.00
 Net Operating Income	 \$ 0.00

EXHIBIT "F"
TO THE FIRST INCREMENTAL AMENDMENT
TO THE DECLARATION OF
SEA GLASS, A CONDOMINIUM

LEGAL DESCRIPTION OF PHASE 1

A PORTION OF LOT 1 AND 2, BLOCK K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 148 OF THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77°30'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 28.02 FEET TO THE POINT OF BEGINNING: THENCE RUN SOUTH 12°29'20" EAST, A DISTANCE OF 14.88 FEET; THENCE RUN NORTH 77°25'48" EAST, A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 80°48'39" EAST, A DISTANCE OF 23.16 FEET; THENCE RUN SOUTH 03°19'15" WEST, A DISTANCE OF 21.79 FEET; THENCE RUN SOUTH 57°15'18" EAST, A DISTANCE OF 22.50 FEET; THENCE RUN NORTH 79°52'43" EAST, A DISTANCE OF 11.89 FEET; THENCE RUN SOUTH 12°01'17" EAST, A DISTANCE OF 77.49 FEET; THENCE RUN SOUTH 77°32'31" WEST, A DISTANCE OF 67.20 FEET; THENCE RUN NORTH 11°32'59" WEST, A DISTANCE OF 61.30 FEET; THENCE RUN SOUTH 77°04'57" WEST, A DISTANCE OF 55.28 FEET; THENCE RUN SOUTH 12°29'17" EAST, A DISTANCE OF 68.61 FEET; THENCE RUN SOUTH 77°57'47" WEST, A DISTANCE OF 47.98 FEET; THENCE RUN SOUTH 12°26'50" EAST, A DISTANCE OF 103.83 FEET TO A NAIL WITH CAP ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II, RECORDED AT SLIDES 2015-E THROUGH 2016-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE SOUTH 12°26'50" EAST, A DISTANCE OF 145.59 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 83°43'38" EAST, A DISTANCE OF 122.15 FEET TO A 1/2" CAPPED REBAR (MHT 19) ON THE PRE-ISADORE MEAN HIGH-TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH-TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 80°12'52" EAST, A DISTANCE OF 78.58 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 12°26'00" WEST, A DISTANCE OF 155.27 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II, THENCE CONTINUE NORTH 12°26'00" WEST, A DISTANCE OF 256.62 FEET TO A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD); THENCE RUN SOUTH 77°30'40" WEST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182, A DISTANCE OF 172.01 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.46 ACRES (63,699.81 SQ.FT.), MORE OR LESS.

PARKING EASEMENT:

A PORTION OF LOT 2, BLOCK K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 148 OF THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77° 30' 40" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 28.02 FEET; THENCE RUN SOUTH 12°29'20" EAST, A DISTANCE OF 14.88 FEET; THENCE RUN NORTH 77°25'48" EAST, A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 80°48'39" EAST, A DISTANCE OF 23.16 FEET; THENCE RUN SOUTH 03°19'15" WEST, A DISTANCE OF 21.79 FEET; THENCE RUN SOUTH 57°15'18" EAST, A DISTANCE OF 22.50 FEET; THENCE RUN NORTH 79°52'43" EAST, A DISTANCE OF 11.89 FEET; THENCE RUN SOUTH 12°01'17" EAST, A DISTANCE OF 77.49 FEET TO THE POINT OF BEGINNING: THENCE RUN SOUTH 77°32'31" WEST, A DISTANCE OF 67.20 FEET; THENCE RUN SOUTH 12°40'39" EAST, A DISTANCE OF 70.72 FEET; THENCE RUN NORTH 79°35'55" EAST, A DISTANCE OF 44.10 FEET; THENCE RUN NORTH 11°57'18" WEST, A DISTANCE OF 44.46 FEET; THENCE RUN NORTH 79°10'24" EAST, A DISTANCE OF 22.46 FEET; THENCE RUN NORTH 12°26'35" WEST, A DISTANCE OF 28.48 FEET TO THE POINT OF BEGINNING. EASEMENT CONTAINS 0.09 ACRES (3,813.21 SQ.FT.), MORE OR LESS.

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EXHIBIT "G"
TO THE FIRST INCREMENTAL AMENDMENT
TO THE DECLARATION OF
SEA GLASS, A CONDOMINIUM

LEGAL DESCRIPTION OF PHASE 1 AND UNIT PHASE 2 PROPERTY

BEGINNING AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORD IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77 DEGREES 30 MINUTES 40 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 200.03 FEET TO A 1/2" CAPPED REBAR; THENCE RUN SOUTH 12 DEGREES 26 MINUTES 00 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 256.62 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II, RECORDED AT SLIDES 2015-E THROUGH 2016-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; CONTINUE THENCE SOUTH 12 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 155.27 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN SOUTH 80 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 78.58 FEET TO A 1/2" CAPPED REBAR (MHT 19) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN SOUTH 83 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 122.15 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH-TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH-TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 12 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 145.59 FEET TO A NAIL WITH CAP ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; CONTINUE THENCE NORTH 12 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 249.36 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.86 ACRES, MORE OR LESS.