

BALDWIN COUNTY, ALABAMA
JUDGE ADRIAN T JOHNS
Filed/cert 4/23/2008 10 47 AM
TOTAL \$ 97 00
29 Pages

1112215



SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
SEA PINES AT BON SECOUR,
A CONDOMINIUM

This Instrument is prepared by

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Partridge, Smith, P C
3601 Spring Hill Business Park, Suite 102
Mobile, Alabama 36608
Tel (251) 338-0566

STATE OF ALABAMA
COUNTY OF BALDWIN

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
SEA PINES AT BON SECOUR, A CONDOMINIUM**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF SEA PINES AT BON SECOUR, A CONDOMINIUM (this "Amendment") is made as of the 17th day of April, 2008, by SEA PINES, LLC (the "Declarant")

WITNESSETH

WHEREAS, on September 27, 2007, the Declarant caused to be recorded in the Office of the Judge of Probate of Baldwin County, Alabama, at Instrument Number 1076903, the Declaration of Condominium of Sea Pines at Bon Secour, a Condominium (the "Declaration"), and,

WHEREAS, on February 14, 2008, the Declarant caused to be recorded in the Office of the Judge of Probate of Baldwin County, Alabama, at Instrument Number 1100021, the First Amendment to Declaration of Condominium of Sea Pines at Bon Secour, a Condominium (the "First Amendment to the Declaration"), adding an Additional Phase to the Condominium and,

WHEREAS, pursuant to Article 5 04 of said Declaration, the Declarant reserved the right to contribute Additional Phases to the Condominium, and,

WHEREAS, the Declarant now desires to exercise its right under Article 5 04 of the Declaration to contribute another Additional Phase, and,

WHEREAS Article 15 01(D) of the Declaration authorizes the Declarant to amend the Declaration without the consent of the owners to cause Additional Phases to be made a part of the Condominium in accordance with Article 5 04

NOW, THEREFORE, the Declarant does hereby amend the Declaration pursuant to Articles 5 04 and 15 01(D) in the following particulars and no others

- A Exhibit "A" to the Declaration, as amended, shall be deleted in its entirety and there shall be inserted in lieu thereof the Exhibit "A" which is attached hereto
- B Exhibit "A-1" to the Declaration, as amended, shall be deleted in its entirety and there shall be inserted in lieu thereof the Exhibit "A-1" which is attached hereto

C Exhibit "C" to the Declaration, as amended, shall be deleted in its entirety and there shall be inserted in lieu thereof the Exhibit "C" which is attached hereto

IN WITNESS WHEREOF, the Developer has caused these presents to be executed on its behalf by its duly authorized representative on the day and year first above written

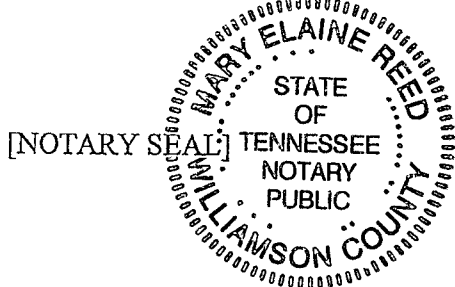
SEA PINES, LLC

By K. B. Clay
Name Keith Clay
At Its Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned notary public in and for said state and county, hereby certify that Keith Clay, whose name as Manager of SEA PINES, 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 the instrument, he, as such Manager and with full authority, executed the same voluntarily on the day set forth below

GIVEN under my hand and seal this 13th day of April, 2008



Mary Elaine Reed
NOTARY PUBLIC
My commission expires 8-12-08

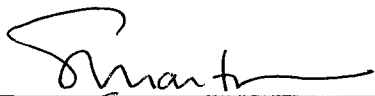

CONSENT OF MORTGAGEE

This Second Amendment to Declaration of Condominium of Sea Pines at Bon Secour, a Condominium, is consented to and acknowledged by SCOTT MARTIN, a SR VICE PRESIDENT, as mortgagee

SUPERIOR BANK

By

As Its

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned notary public in and for said state and county, hereby certify that SCOTT MARTIN, whose name as SR VICE PRESIDENT of SUPERIOR BANK, a THRIFT & SAVINGS BANK, 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 instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day set forth below

GIVEN under my hand and seal this 15TH day of APRIL, 2008

[NOTARY SEAL]



NOTARY PUBLIC

My commission expires 05/19/2010

HARRISON FRENCH
& ASSOCIATES, LTD

March 28, 2008

Statement of Substantial Completion

Building no 19
Sea Pines at Bon Secour
Foley, AL

As the architect for Building no 19 at Sea Pines at Bon Secour, I can state that to the best of my knowledge that this building is substantially complete and constructed in general accordance with the plans and specifications prepared by me



Harrison French, Architect



EXHIBIT "A"

TO

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

SEA PINES AT BON SECOUR,

A CONDOMINIUM

REAL PROPERTY DESCRIPTION

THOSE CERTAIN PARCELS OF REAL PROPERTY LOCATED IN BALDWIN COUNTY ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

- A COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, THENCE NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT THENCE SOUTH 00°19'12" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10, THENCE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 620.96 FEET TO A POINT, THENCE SOUTH 00°08'03" WEST A DISTANCE OF 30.32 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED THENCE CONTINUE SOUTH 00°08'03" WEST A DISTANCE OF 130.00 FEET TO A POINT, THENCE NORTH 89°51'57" WEST A DISTANCE OF 92.00 FEET TO A POINT, THENCE NORTH 00°08'03" EAST A DISTANCE OF 130.00 FEET TO A POINT, THENCE SOUTH 89°51'57" EAST A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING
- B COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST BALDWIN COUNTY ALABAMA, THENCE NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT THENCE SOUTH 00°19'12" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10, THENCE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 462.89 FEET TO A POINT THENCE SOUTH 00°08'03" WEST A DISTANCE OF 31.69 FEET

TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE CONTINUE SOUTH 00°08'03" WEST A DISTANCE OF 130 00 FEET TO A POINT, THENCE NORTH 89°51'57" WEST A DISTANCE OF 92 00 FEET TO A POINT THENCE NORTH 00°08'03" EAST A DISTANCE OF 130 00 FEET TO A POINT, THENCE SOUTH 89°51'57" EAST A DISTANCE OF 92 00 FEET TO THE POINT OF BEGINNING

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E TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PEDESTRIAN PASSAGE OVER ALL ROADWAYS, DRIVEWAYS, GRASSED AND LANDSCAPED AREAS LOCATED ON THE FOLLOWING DESCRIBED REAL PROPERTY

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, THENCE NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT, THENCE SOUTH 00°19'12" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10 AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED THENCE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT THENCE SOUTH A DISTANCE OF 1296.04 FEET TO A POINT, THENCE NORTH 89°50'12" EAST A DISTANCE OF 754.18 FEET TO A POINT, THENCE NORTH 00°19'12" WEST A DISTANCE OF 1289.68 FEET TO THE POINT OF BEGINNING

EXHIBIT "A-1"
TO
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
SEA PINES AT BON SECOUR,
A CONDOMINIUM

THE ADDITIONAL LAND CONSISTS OF THE FOLLOWING PARCELS OF REAL PROPERTY

A 22.28 ACRE PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, THENCE NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT, THENCE SOUTH 00°19'12" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10 AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED THENCE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 1296.04 FEET TO A POINT, THENCE NORTH 89°50'12" EAST A DISTANCE OF 754.18 FEET TO A POINT, THENCE NORTH 00°19'12" WEST A DISTANCE OF 1289.68 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY

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B 37 98 ACRE PARCEL

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EXHIBIT "C"

TO

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

SEA PINES AT BON SECOUR,

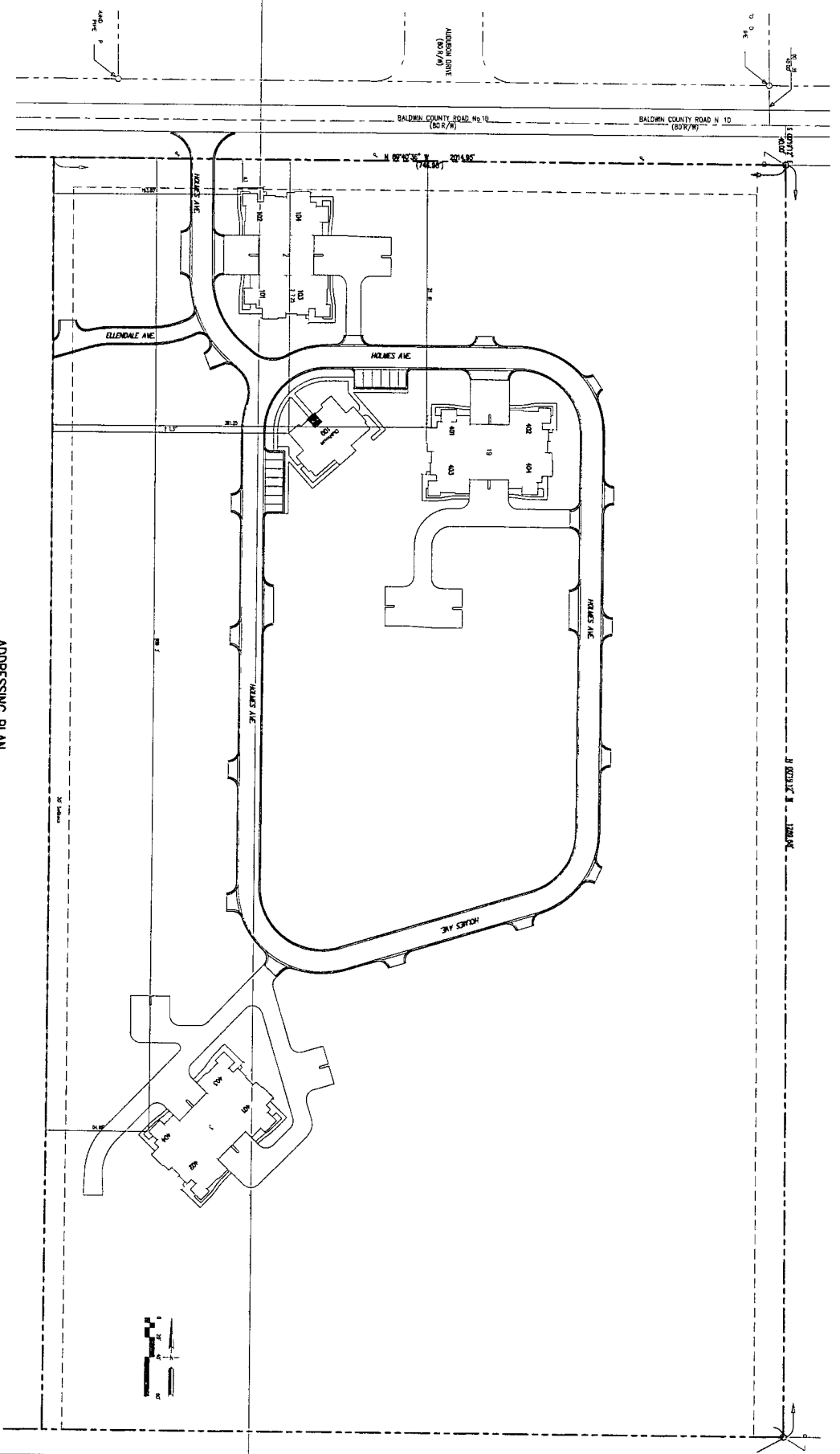
A CONDOMINIUM

PLAN AND PLAT

Pursuant to Section 35-8A-209, Code of Alabama (1975), the Developer hereby sets forth the following

- 1 The name of the condominium is Sea Pines at Bon Secour, a Condominium
- 2 A survey or general schematic map of the entire condominium is set forth on the second following page
- 3 The location and dimensions of all real estate not subject to development right, or subject only to the development right to withdraw is not applicable
- 4 The locations of all existing improvements within the real estate are set forth on the second following page
- 5 The dimensions of all existing improvements within the real estate are set forth on the third, fourth, fifth, sixth, seventh, eighth, ninth, and tenth following pages
- 6 A legally sufficient description of any real estate subject to development rights, labeled to identify the rights applicable to each parcel is set forth on the eleventh, twelfth, and thirteenth following pages
- 7 The encroachments by or upon any portion of the condominium are none
- 8 Legally sufficient descriptions of all the easements serving or burdening any portion of the condominium are set forth in Article 4 11 in the Declaration of Condominium of Sea Pines at Bon Secour, a Condominium
- 9 The location and dimensions of any vertical unit boundaries not shown or projected on plans recorded pursuant to Ala Code, § 35-8A-209(d) (1975) and that unit's identifying number is not applicable
- 10 The location with reference to an established datum of any horizontal unit boundaries not shown or projected on plans recorded pursuant to Ala Code, § 35-8A-209(d) (1975) and that unit's identifying number is set forth on the fourteenth following page
- 11 A legally sufficient description of any real estate in which the unit owners will own only an estate for years, labeled as "leasehold estate" is not applicable
- 12 The distance between noncontiguous parcels of real estate compromising the condominium is set forth on the second following page
- 13 The location and dimensions of limited common elements, including porches, balconies and patios, other than parking spaces and the other limited common elements described in Ala Code, § 35-8A-202(2) and (4) are set forth on the third, fourth, fifth, sixth, seventh, eighth, ninth, and tenth following pages
- 14 In the case of real estate not subject to development rights, all other matters customarily shown on land surveys are not applicable
- 15 A certification as to whether any portion of the property subject to the condominium is located within a flood zone as determined by the United States department of housing and urban development and, if so, the flood zone classification is set forth on the fifteenth following page
- 16 Any units in which the declarant has reserved the right to create additional units or common elements described in Ala Code, § 35-8A-210(c) (1975) identified appropriately are none

17 A certification by an independent registered engineer or registered architect that the plat and plan contains all information that is required by Ala Code, § 35-8A-209 (1975) is set forth on the sixteenth following page

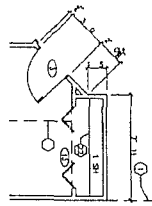


ADDRESSING PLAN
SCALE: 1" = 40'

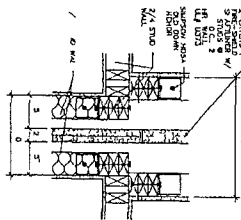
No.	Description	Area	Remarks
1	Lot 104		
2	Lot 105		
3	Lot 106		
4	Lot 107		
5	Lot 108		
6	Lot 109		
7	Lot 110		
8	Lot 111		
9	Lot 112		
10	Lot 113		
11	Lot 114		
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14	Lot 117		
15	Lot 118		
16	Lot 119		
17	Lot 120		
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96	Lot 199		
97	Lot 200		

CLARK GERB LATTAK
ENGINEERS ARCHITECTS
1000 S.W. 10th St.
Fort Lauderdale, FL 33304
Tel: (305) 34-7073 Fax: (305) 33-8179

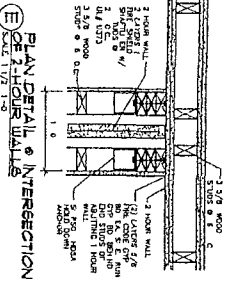
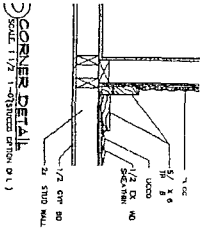
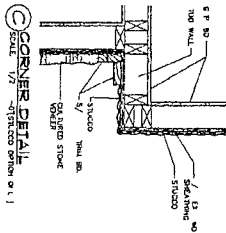
SEA PINES AT BON SECOUR
SUBDIVISION
PHASE I
ADDRESSING PLAN
08105
C-15



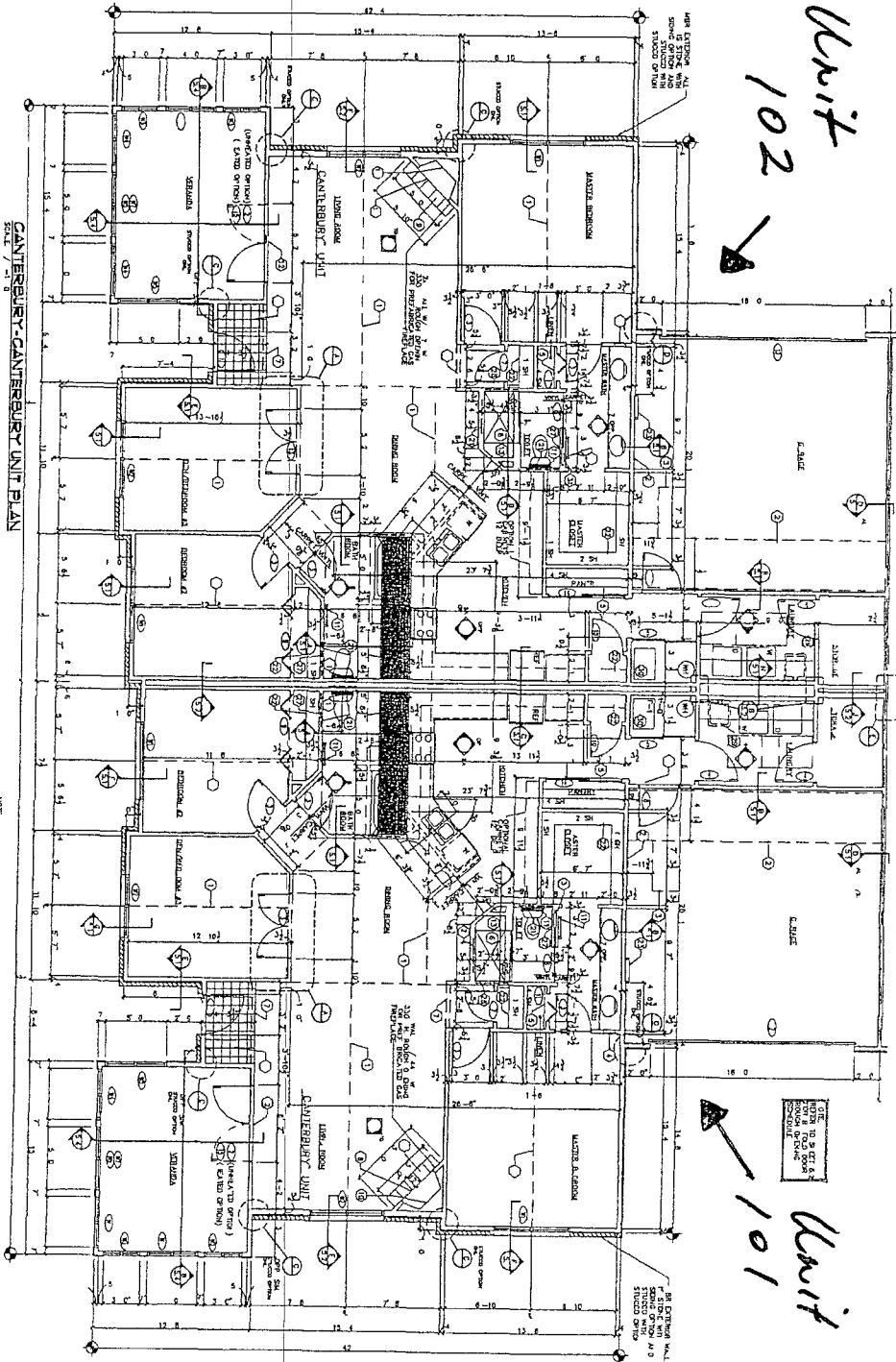
ALTERNATE PLAN of BEDROOM #3



PLAN DETAIL of INTERSECTION of HOUR WALL PARTITIONS



PLAN DETAIL of INTERSECTION of HOUR WALLS



CANTERBURY-CANTERBURY UNIT PLAN

- FLOOR PLAN CODED NOTES**
- 1. RICE OF VAULTED CEILING
 - 2. 22' x 8' FULL CEILING
 - 3. STANDING SPRING (NOI) 10' x 10'
 - 4. 10' x 10' SPRING
 - 5. 10' x 10' SPRING
 - 6. 10' x 10' SPRING
 - 7. 10' x 10' SPRING
 - 8. 10' x 10' SPRING
 - 9. 10' x 10' SPRING
 - 10. 10' x 10' SPRING
 - 11. 10' x 10' SPRING
 - 12. 10' x 10' SPRING
 - 13. 10' x 10' SPRING
 - 14. 10' x 10' SPRING
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 - 41. 10' x 10' SPRING
 - 42. 10' x 10' SPRING
 - 43. 10' x 10' SPRING
 - 44. 10' x 10' SPRING
 - 45. 10' x 10' SPRING
 - 46. 10' x 10' SPRING
 - 47. 10' x 10' SPRING
 - 48. 10' x 10' SPRING
 - 49. 10' x 10' SPRING
 - 50. 10' x 10' SPRING

PROPRIETARY RIGHTS NOTICE

SEA PINES AT BON SECOUR FOLEY ALABAMA

CALL 3 IEC

HARRISON FRENCH ASSOCIATES, LTD.

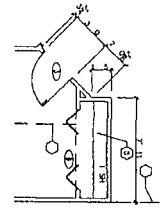
Architects Engineers Planners Landscape Architects

809 S.W. A Street, Suite 201 Phone: (419) 271-7780
 Bettendorf, Iowa 52521 F: (419) 273-9436

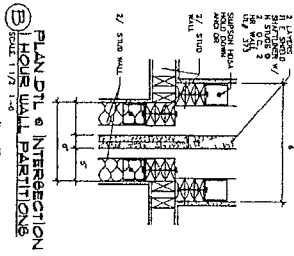
www.harrifrench.com

SEA PINES AT
BON SECOUR
FOLEY ALABAMA

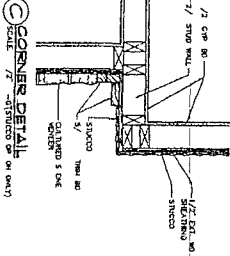
Project Number: HSPF01



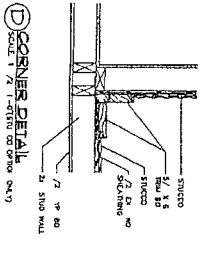
ALTERNATE PLAN of ROOM 21
SCALE: 1/4" = 1'-0"



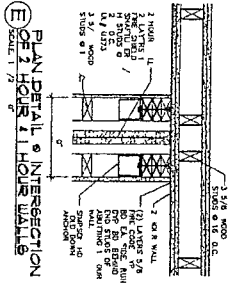
PLAN PTL. & INTERSECTION of WALL PARTITIONS
SCALE: 1/4" = 1'-0"



CORNER DETAIL
SCALE: 1/4" = 1'-0"



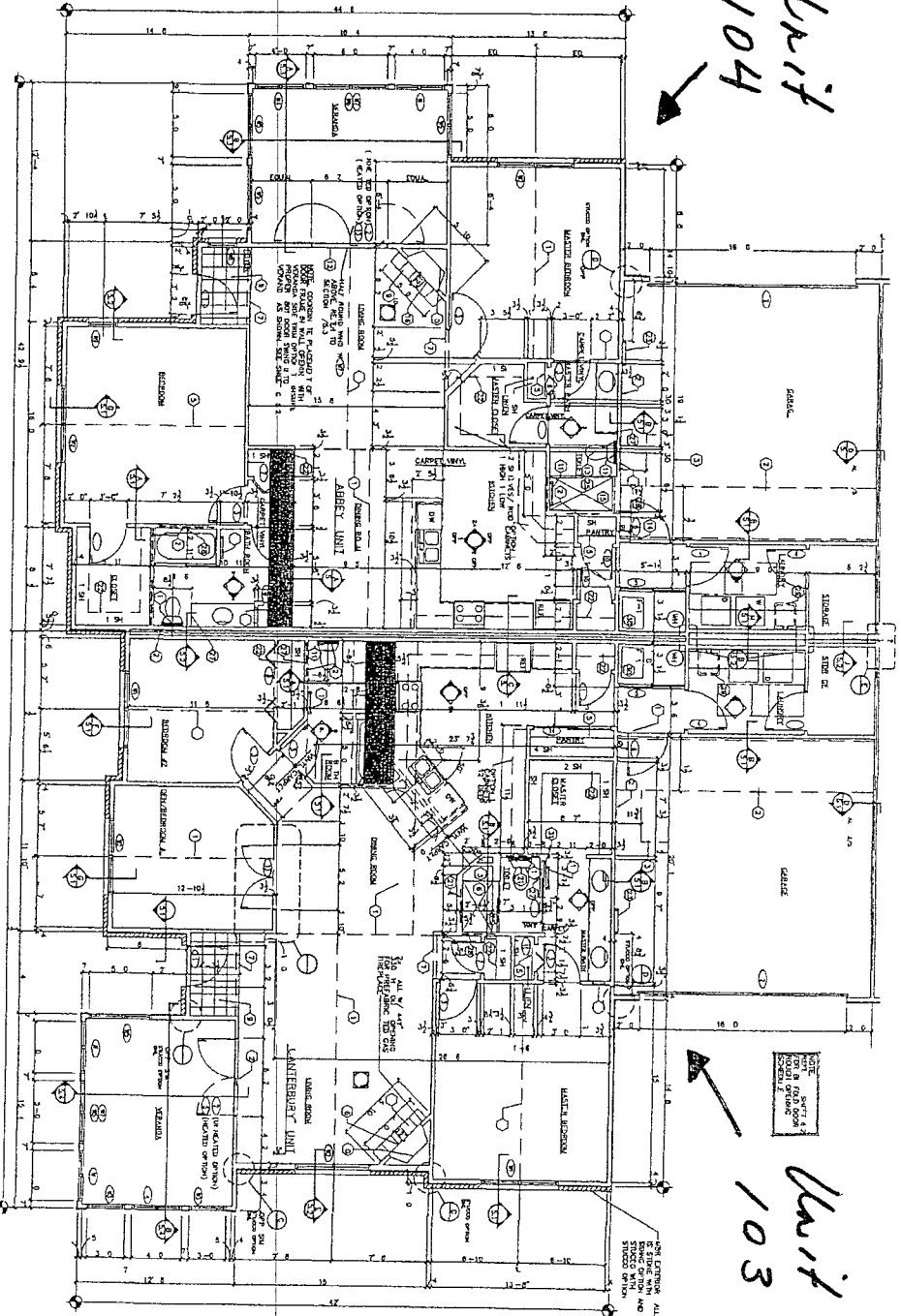
CORNER DETAIL
SCALE: 1/4" = 1'-0"



PLAN DETAIL of INTERSECTION of 2 HOLES in WALL
SCALE: 1/4" = 1'-0"

Unit 104

Unit 103



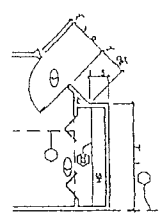
ABBEY CANTERBURY UNIT PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

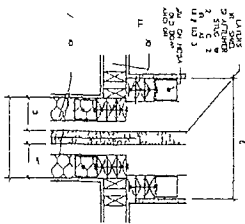
SYMBOL	DESCRIPTION
①	WALL CENTERLINE
②	WALL FACE
③	WALL CENTERLINE
④	WALL FACE
⑤	WALL CENTERLINE
⑥	WALL FACE

- FLOOR PLAN CODED NOTES**
- ① SEE FLOOR PLAN FOR ROOM 103.
 - ② SEE FLOOR PLAN FOR ROOM 104.
 - ③ SEE FLOOR PLAN FOR ROOM 105.
 - ④ SEE FLOOR PLAN FOR ROOM 106.
 - ⑤ SEE FLOOR PLAN FOR ROOM 107.
 - ⑥ SEE FLOOR PLAN FOR ROOM 108.
 - ⑦ SEE FLOOR PLAN FOR ROOM 109.
 - ⑧ SEE FLOOR PLAN FOR ROOM 110.
 - ⑨ SEE FLOOR PLAN FOR ROOM 111.
 - ⑩ SEE FLOOR PLAN FOR ROOM 112.
 - ⑪ SEE FLOOR PLAN FOR ROOM 113.
 - ⑫ SEE FLOOR PLAN FOR ROOM 114.
 - ⑬ SEE FLOOR PLAN FOR ROOM 115.
 - ⑭ SEE FLOOR PLAN FOR ROOM 116.
 - ⑮ SEE FLOOR PLAN FOR ROOM 117.
 - ⑯ SEE FLOOR PLAN FOR ROOM 118.
 - ⑰ SEE FLOOR PLAN FOR ROOM 119.
 - ⑱ SEE FLOOR PLAN FOR ROOM 120.
 - ⑲ SEE FLOOR PLAN FOR ROOM 121.
 - ⑳ SEE FLOOR PLAN FOR ROOM 122.
 - ㉑ SEE FLOOR PLAN FOR ROOM 123.
 - ㉒ SEE FLOOR PLAN FOR ROOM 124.
 - ㉓ SEE FLOOR PLAN FOR ROOM 125.
 - ㉔ SEE FLOOR PLAN FOR ROOM 126.
 - ㉕ SEE FLOOR PLAN FOR ROOM 127.
 - ㉖ SEE FLOOR PLAN FOR ROOM 128.
 - ㉗ SEE FLOOR PLAN FOR ROOM 129.
 - ㉘ SEE FLOOR PLAN FOR ROOM 130.
 - ㉙ SEE FLOOR PLAN FOR ROOM 131.
 - ㉚ SEE FLOOR PLAN FOR ROOM 132.
 - ㉛ SEE FLOOR PLAN FOR ROOM 133.
 - ㉜ SEE FLOOR PLAN FOR ROOM 134.
 - ㉝ SEE FLOOR PLAN FOR ROOM 135.
 - ㉞ SEE FLOOR PLAN FOR ROOM 136.
 - ㉟ SEE FLOOR PLAN FOR ROOM 137.
 - ㊱ SEE FLOOR PLAN FOR ROOM 138.
 - ㊲ SEE FLOOR PLAN FOR ROOM 139.
 - ㊳ SEE FLOOR PLAN FOR ROOM 140.
 - ㊴ SEE FLOOR PLAN FOR ROOM 141.
 - ㊵ SEE FLOOR PLAN FOR ROOM 142.
 - ㊶ SEE FLOOR PLAN FOR ROOM 143.
 - ㊷ SEE FLOOR PLAN FOR ROOM 144.
 - ㊸ SEE FLOOR PLAN FOR ROOM 145.
 - ㊹ SEE FLOOR PLAN FOR ROOM 146.
 - ㊺ SEE FLOOR PLAN FOR ROOM 147.
 - ㊻ SEE FLOOR PLAN FOR ROOM 148.
 - ㊼ SEE FLOOR PLAN FOR ROOM 149.
 - ㊽ SEE FLOOR PLAN FOR ROOM 150.

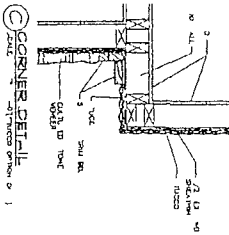
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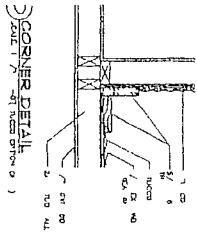
ALTERNATE PLAN OF BEDROOM 13



PLAN DET. OF INTERSECTION HOUR WALL PARTITIONS



CORNER DETAIL

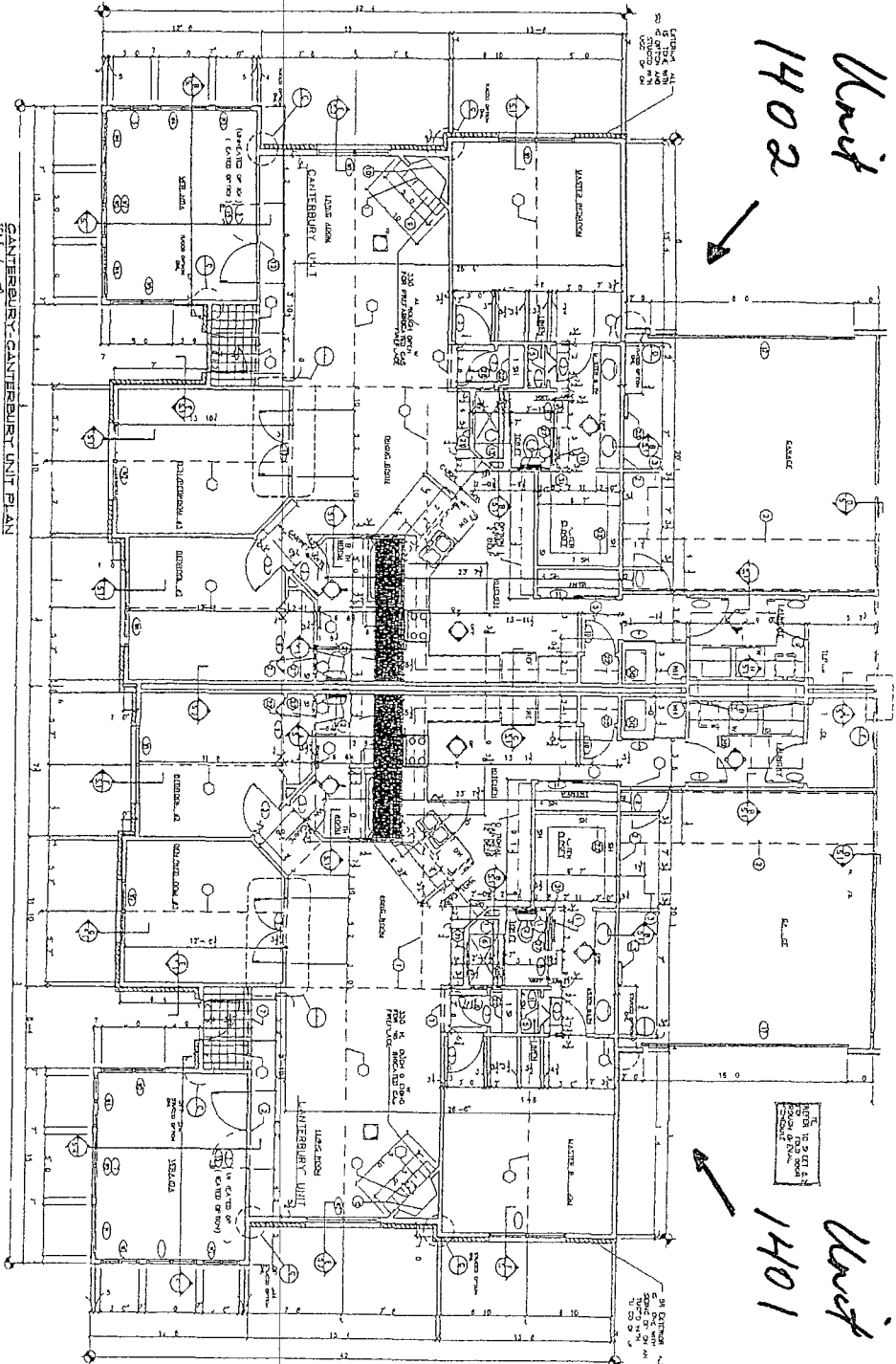


CORNER DETAIL

Unit 1402

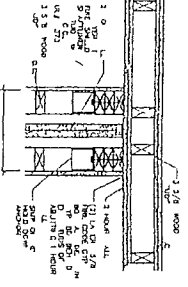


Unit 1401



CANTERBURY CANTERBURY UNIT PLAN

PLAN DETAIL OF INTERSECTION OF HOUR WALLS

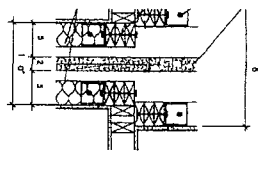


- FLOOR PLAN GENERAL NOTES**
1. SEE ALL DIMENSIONS ON THIS PLAN.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL FINISHES ARE TO BE AS SHOWN ON THIS PLAN.
 4. ALL WALLS ARE TO BE 1/2" GYPSUM BOARD ON STUDS.
 5. ALL FLOORS ARE TO BE 1/2" GYPSUM BOARD ON JOISTS.
 6. ALL CEILING ARE TO BE 1/2" GYPSUM BOARD ON RAFTERS.
 7. ALL DOORS ARE TO BE 1 3/4" THICK.
 8. ALL WINDOWS ARE TO BE 1 3/4" THICK.
 9. ALL LIGHT FIXTURES ARE TO BE AS SHOWN ON THIS PLAN.
 10. ALL ELECTRICAL SYMBOLS ARE TO BE AS SHOWN ON THIS PLAN.
 11. ALL MECHANICAL SYMBOLS ARE TO BE AS SHOWN ON THIS PLAN.
 12. ALL FINISHES ARE TO BE AS SHOWN ON THIS PLAN.
 13. ALL MATERIALS ARE TO BE AS SHOWN ON THIS PLAN.
 14. ALL WORK IS TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 15. ALL WORK IS TO BE IN ACCORDANCE WITH ALL APPLICABLE CONTRACT DOCUMENTS.
 16. ALL WORK IS TO BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.
 17. ALL WORK IS TO BE IN ACCORDANCE WITH ALL APPLICABLE INSURANCE REQUIREMENTS.
 18. ALL WORK IS TO BE IN ACCORDANCE WITH ALL APPLICABLE SAFETY REQUIREMENTS.
 19. ALL WORK IS TO BE IN ACCORDANCE WITH ALL APPLICABLE ENVIRONMENTAL REQUIREMENTS.
 20. ALL WORK IS TO BE IN ACCORDANCE WITH ALL APPLICABLE HISTORIC PRESERVATION REQUIREMENTS.

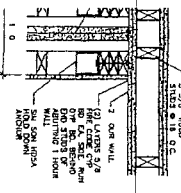
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Unit 401

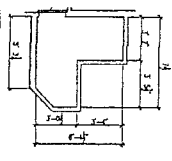
Unit 403



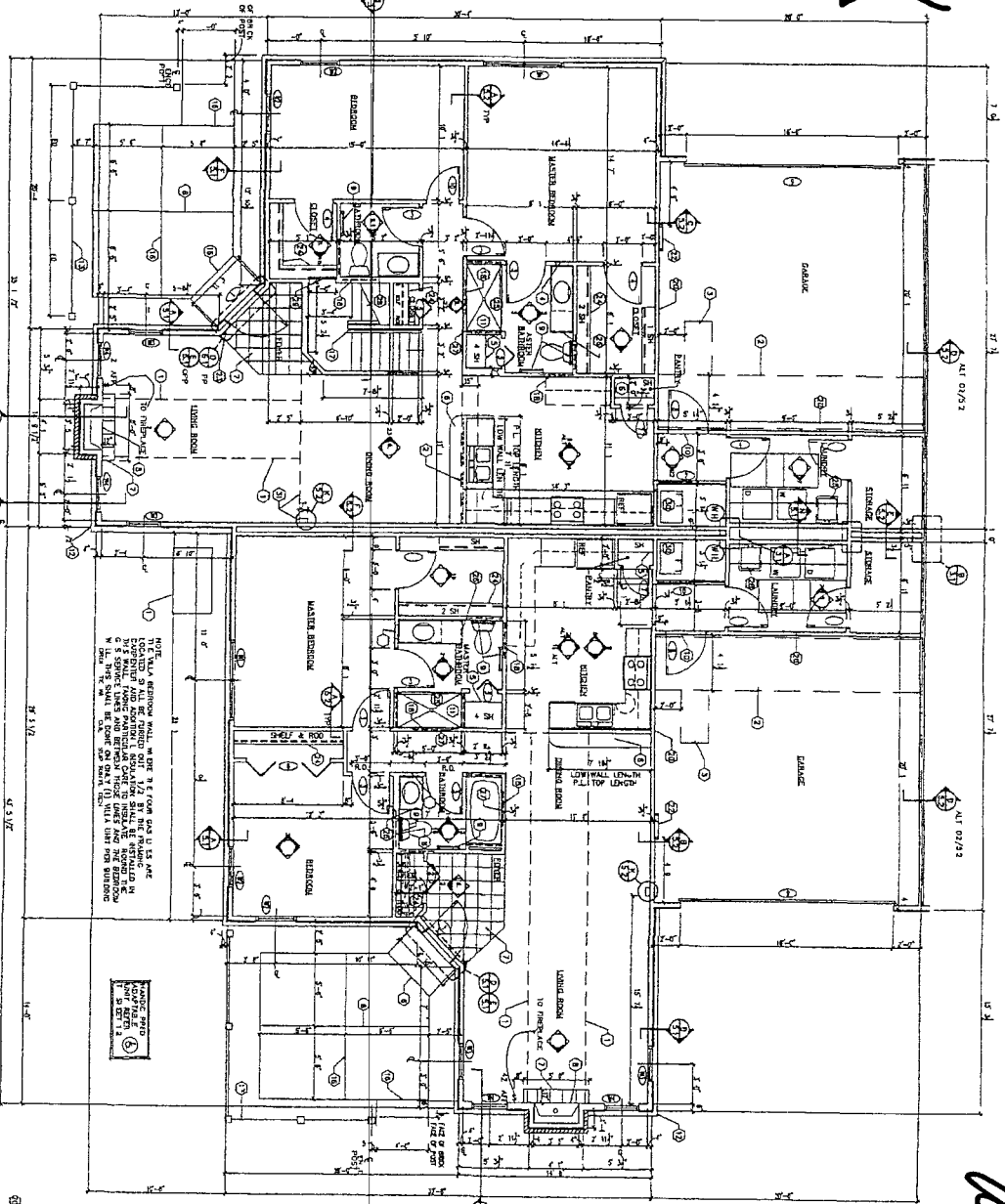
L-INTERSECTION WALL PARTITION



DETAIL OF INTERSECTION WALL & FLOOR WALLS



STORAGE PLAN



CHATEAU VILLA FIRST FLOOR PLAN

NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY ARCHITECT

- FLOOR PLAN COORD NOTES**
- 1. SEE 1/2" FLOOR PLAN FOR DIMENSIONS
 - 2. SEE 1/2" FLOOR PLAN FOR DIMENSIONS
 - 3. SEE 1/2" FLOOR PLAN FOR DIMENSIONS
 - 4. SEE 1/2" FLOOR PLAN FOR DIMENSIONS
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 - 47. SEE 1/2" FLOOR PLAN FOR DIMENSIONS
 - 48. SEE 1/2" FLOOR PLAN FOR DIMENSIONS
 - 49. SEE 1/2" FLOOR PLAN FOR DIMENSIONS
 - 50. SEE 1/2" FLOOR PLAN FOR DIMENSIONS

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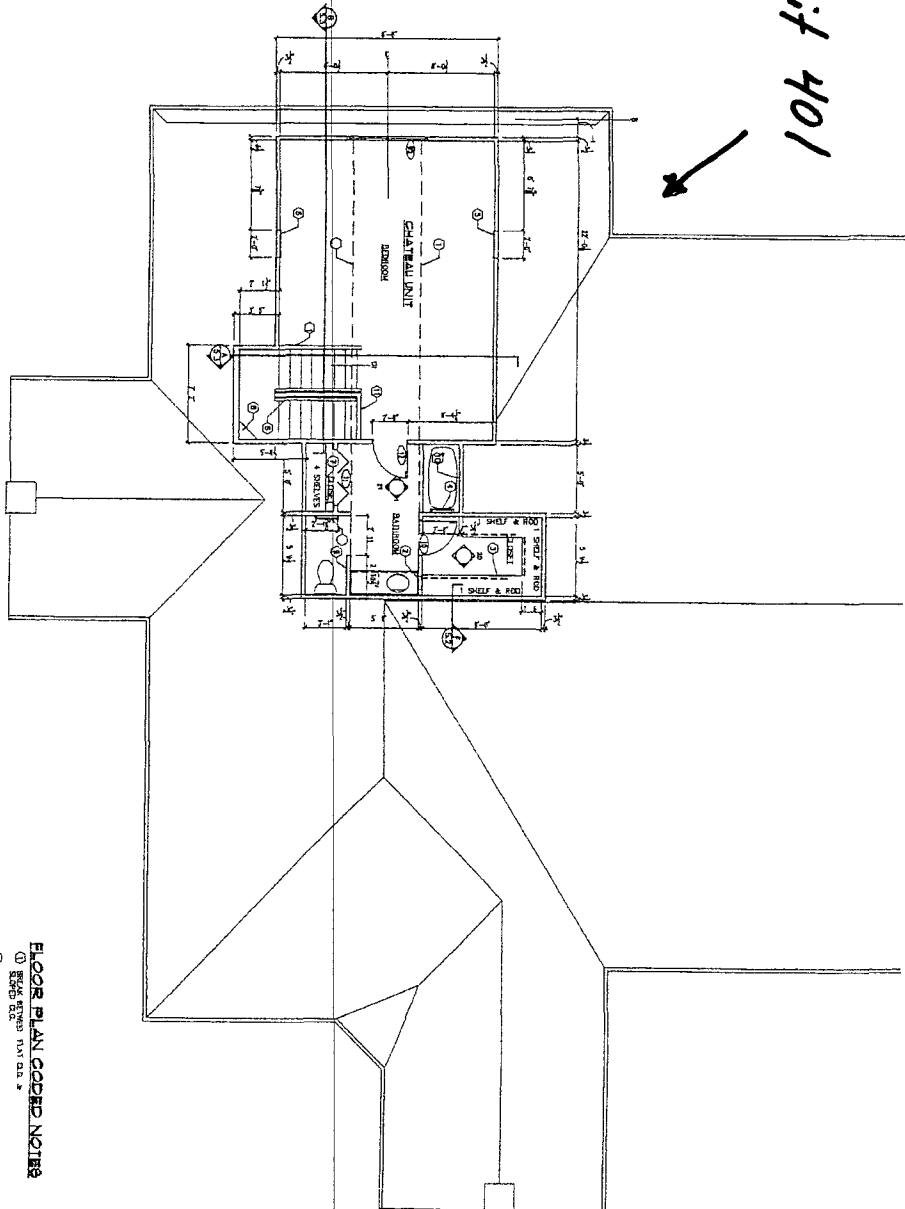
Project Name: CHATEAU VILLA

Sheet No: 31

SEA PINES AT BON SECOUR FOLEY ALABAMA

Project Name: CHATEAU VILLA

Unit 401



CHATEAU VILLA SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

FLOOR PLAN CODED NOTES

- ① BREAK ROOM 10'0" x 10'0"
- ② RECEPTION 10'0" x 10'0"
- ③ REC. STAIR 12'0" x 12'0"
- ④ DENON 10'0" x 10'0"
- ⑤ BATH 5'0" x 5'0"
- ⑥ KITCHEN 10'0" x 10'0"
- ⑦ CLOSET 5'0" x 5'0"
- ⑧ STAIRS 10'0" x 10'0"
- ⑨ UNIT 401 10'0" x 10'0"
- ⑩ UNIT 402 10'0" x 10'0"
- ⑪ UNIT 403 10'0" x 10'0"
- ⑫ UNIT 404 10'0" x 10'0"
- ⑬ UNIT 405 10'0" x 10'0"
- ⑭ UNIT 406 10'0" x 10'0"
- ⑮ UNIT 407 10'0" x 10'0"
- ⑯ UNIT 408 10'0" x 10'0"
- ⑰ UNIT 409 10'0" x 10'0"
- ⑱ UNIT 410 10'0" x 10'0"

<p>PLAN 315</p>	<p>PROPRIETARY RIGHTS NOTICE</p> <p><small>THIS DOCUMENT IS THE PROPERTY OF HARRISON FRENCH & ASSOCIATES, LTD. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HARRISON FRENCH & ASSOCIATES, LTD. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED. HARRISON FRENCH & ASSOCIATES, LTD. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS.</small></p>	<p>HARRISON FRENCH & ASSOCIATES, LTD. Architects Engineers Planners Landscape Interiors</p> <p>809 S W A Street, Suite 201 Phone: (479) 273-7780 Bentonville, Arkansas 2712 Fax: (479) 273-9436</p> <p>www.harrisonfrench.com</p>	<p>SEA PINES AT BON SECOUR FOLEY ALABAMA</p> <p>Product Number: N09F02</p>
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THOSE CERTAIN PARCELS OF REAL PROPERTY LOCATED IN BALDWIN COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, ARE SUBJECT TO THE DEVELOPMENT RIGHT

A 22 28 ACRE PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, THENCE NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649 83 FEET TO A POINT, THENCE SOUTH 00°19'12" EAST A DISTANCE OF 40 00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10 AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED THENCE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746 98 FEET TO A POINT THENCE SOUTH A DISTANCE OF 1296 04 FEET TO A POINT, THENCE NORTH 89°50'12" EAST A DISTANCE OF 754 18 FEET TO A POINT, THENCE NORTH 00°19'12" WEST A DISTANCE OF 1289 68 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, THENCE NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649 83 FEET TO A POINT THENCE SOUTH 00°19'12" EAST A DISTANCE OF 40 00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10, THENCE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 620 96 FEET TO A POINT THENCE SOUTH 00°08'03" WEST A DISTANCE OF 30 32 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED THENCE CONTINUE SOUTH 00°08'03" WEST A DISTANCE OF 130 00 FEET TO A POINT, THENCE NORTH 89°51'57" WEST A DISTANCE OF 92 00 FEET TO A POINT, THENCE NORTH 00°08'03" EAST A DISTANCE OF 130 00 FEET TO A POINT, THENCE SOUTH 89°51'57" EAST A DISTANCE OF 92 00 FEET TO THE POINT OF BEGINNING

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, THENCE NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649 83 FEET TO A POINT, THENCE SOUTH 00°19'12' EAST A DISTANCE OF 40 00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10, THENCE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 462 89 FEET TO A POINT, THENCE SOUTH 00°08'03" WEST A DISTANCE OF 31 69 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED THENCE CONTINUE SOUTH 00°08'03" WEST A DISTANCE OF 130 00 FEET TO

A POINT, THENCE NORTH 89°51'57" WEST A DISTANCE OF 92 00 FEET TO A POINT, THENCE NORTH 00°08'03" EAST A DISTANCE OF 130 00 FEET TO A POINT, THENCE SOUTH 89°51'57" EAST A DISTANCE OF 92 00 FEET TO THE POINT OF BEGINNING

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, THENCE NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649 83 FEET TO A POINT, THENCE SOUTH 00°19'12" EAST A DISTANCE OF 40 00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10, THENCE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746 98 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 997 60 FEET TO A POINT THENCE NORTH A DISTANCE OF 92 04 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED THENCE NORTH 43°59'22" EAST A DISTANCE OF 130 00 FEET TO A POINT, THENCE SOUTH 46°00'38" EAST A DISTANCE OF 92 00 FEET TO A POINT, THENCE SOUTH 43°59'22" WEST A DISTANCE OF 130 00 FEET TO A POINT, THENCE NORTH 46°00'38" WEST A DISTANCE OF 92 00 FEET TO THE POINT OF BEGINNING

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH RANGE 4 EAST BALDWIN COUNTY, ALABAMA, THENCE NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649 83 FEET TO A POINT, THENCE SOUTH 00°19'12" EAST A DISTANCE OF 40 00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10, THENCE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 236 02 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 247 47 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED THENCE SOUTH 00°09'20" WEST A DISTANCE OF 92 00 FEET TO A POINT THENCE NORTH 89°50'40" WEST A DISTANCE OF 130 00 FEET TO A POINT, THENCE NORTH 00°09'20" EAST A DISTANCE OF 92 00 FEET TO A POINT THENCE SOUTH 89°50'40" EAST A DISTANCE OF 130 00 FEET TO THE POINT OF BEGINNING

B 37 98 ACRE PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST BALDWIN COUNTY, ALABAMA, THENCE NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 666 30 FEET TO A POINT, THENCE SOUTH 00°19'12" EAST A DISTANCE OF 40 00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10, THENCE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746 98 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED

THENCE CONTINUE NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 1267.97 FEET TO A POINT, THENCE SOUTH 00°16'58" WEST A DISTANCE OF 1306.84 FEET TO A POINT, THENCE NORTH 89°50'12" EAST A DISTANCE OF 1274.40 FEET TO A POINT, THENCE NORTH A DISTANCE OF 1296.04 FEET TO THE POINT OF BEGINNING

	<u>Floor Elevation</u>	<u>Ceiling Elevation</u>	<u>Lowest Upper Horizontal Boundary Elevation</u>	<u>Highest Upper Horizontal Boundary Elevation</u>
<i>Unit 101</i>	30 6 ft	39 6 ft	38 6 ft	55 5 ft
<i>Unit 102</i>	30 6 ft	39 6 ft	38 6 ft	55 5 ft
<i>Unit 103</i>	30 6 ft	39 6 ft	38 6 ft	55 5 ft
<i>Unit 104</i>	30 6 ft	39 6 ft	38 6 ft	55 5 ft
<i>Unit 401</i>	27 53 ft	36 53 ft -- 45 44 ft	37 28 ft	47 52 ft
<i>Unit 402</i>	27 53 ft	36 53 ft -- 38 61 ft	37 28 ft	48 20 ft
<i>Unit 403</i>	27 53 ft	36 53 ft -- 38 61 ft	37 28 ft	48 20 ft
<i>Unit 404</i>	27 53 ft	36 53 ft -- 38 61 ft	37 28 ft	48 20 ft
<i>Unit 1401</i>	22 67 ft	30 67 ft -- 35 59 ft	32 27 ft	43 17 ft
<i>Unit 1402</i>	22 67 ft	30 67 ft -- 35 59 ft	32 27 ft	43 17 ft
<i>Unit 1403</i>	22 67 ft	30 67 ft -- 35 59 ft	32 27 ft	43 17 ft
<i>Unit 1404</i>	22 67 ft	30 67 ft -- 35 59 ft	32 27 ft	43 17 ft
<i>Unit 401</i>				

Clark, Geer, Latham & Associates, Inc. Engineer - Architect - Planner

762 Downtowner Loop West - Mobile, Alabama 36609 251/344 7073 - FAX 251/343-9179

J M Clark, PE , Chairman
T E Latham, PE , President
T B Clark, PE , Exec V. Pres
L G Snapp, A I A , V. Pres
E J Adams, PE , V. Pres

V R Geer, Jr, PE (1916 - 1994)
D A Lippold, P E
B E Terry, P E
J E Nall, P E
D S Carrier, P L S
P S Wilson, A I A

March 26, 2008

Mr Justin Parsons
Partridge Smith LLC
3601 Springhill Business Park
Mobile, AL 36608

Re Sea Pines – Foley, AL
CGL Project No 06105

Dear Mr Parsons

Per the original land survey performed by Joe Regan PLS and dated 3/28/06, I can confirm that Building No 19 is constructed at the Sea Pines at Bon Secour condominium development is in unshaded Zone "X" laying outside the 500-year floodplain as indicated on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 01003C0933L dated July 17, 2007 (revised)

Sincerely,

Clark, Geer, Latham & Associates, Inc

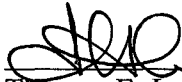

D Scott Carrier-P L S



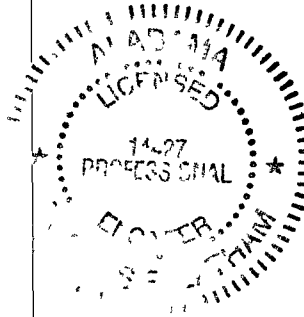
CERTIFICATION OF ENGINEER/LAND SURVEYOR

We, the undersigned, listed as licensed engineer and licensed land surveyor in the state of Alabama, hereby certify that to the best of our knowledge, information and belief, the plat and plan for Sea Pines at Bon Secour, a Condominium, contains all of the information required by Ala Code, § 35-8A-209 (1975)

Dated this the 26 day of March, 2008



Thomas E Latham-P E
Ala Reg No 14427



D Scott Carrier-P L S
Ala Reg No 24327

