

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
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**SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
SEA PINES OF BON SECOUR,
A CONDOMINIUM**

This Instrument is prepared by:

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32328 Wildflower Trail
Spanish Fort, AL 36527

STATE OF ALABAMA)
COUNTY OF BALDWIN)

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

THIS SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF SEA PINES OF BON SECOUR, A CONDOMINIUM (this "Amendment") is made as of the _____ day of _____, 2018, by FOLEY INVESTMENT PARTNERS, LLC, an Ohio Limited Liability Company ("Foley Investment Partners").

WITNESSETH:

WHEREAS, on September 27, 2007, Sea Pines, LLC, an Alabama limited liability company (the "Declarant"), caused to be recorded in the office of the Judge of Probate of Baldwin County, Alabama, that instrument number 1076903, the Declaration of Condominium of Sea Pines at Bon Secour, a condominium (the "Declaration"), to create sea Pines at Bon Secour, a condominium (the "Condominium"), and;

WHEREAS, in article 5.04 of the declaration, the declarant reserved a special declarant right to add additional phases to the condominium; and,

WHEREAS, on February 14, 2008, the declarant caused to be filed in the office of the judge of probate of Baldwin county, Alabama, at instrument number 1100021, a first amendment to the declaration of condominium Sea Pines at born sick, a condominium (the "First Amendment to the Declaration") to add another additional phase to the condominium pursuant to Article 5.04 of the declaration, and;

WHEREAS, on April 23, 2008, the Declarant caused to be recorded in the Office of the Judge of Probate of Baldwin County, Alabama, at Instrument Number 1112215, a Second Amendment to Declaration of Condominium of Sea Pines at Bon Secour, a Condominium (the "Second Amendment to the Declaration"), to add another additional phase to the Condominium pursuant to Article 5.04 of the Declaration, and;

WHEREAS, the Declarant defaulted on its loan for the Condominium and Cadence Bank, N.A., a national banking association, as successor by way of merger to Superior Bank, National Association, a national banking association foreclosed upon the Condominium on February 8, 2013, and Wilcox Investment Group, LLC purchased the Condominium at said foreclosure sale

and received a Mortgage Foreclosure Deed dated February 8, 2013 which was recorded in the Office of the Judge of Probate of Baldwin County, Alabama, at Instrument Number 1382164; and,

WHEREAS, Article 18.01 of the Declaration provides that the rights and powers reserved to or exercisable by the Developer under the Condominium Documents or the Act may be exercised by any successor assignee of the Developer (i) who acquires title from the Developer by foreclosure or other judicial sale or deed in lieu of foreclosure, or (ii) to whom the Developer specifically assigns such rights and powers; and,

WHEREAS, Code of Alabama § 35-8A-304 (1975) provides for the transfer of special declarant rights; and,

WHEREAS, Cadence Bank, N.A., a national banking association, transferred the special declarant rights set forth in the Declaration to Wilcox Investment Group, LLC by that said Mortgage Foreclosure Deed; and,

WHEREAS, Wilcox Investment Group, LLC, transferred the special declarant rights to Foley Investment Partners pursuant to Code of Alabama 35-8A-304(e)(4) by that certain Declaration of Intention, Quitclaim Deed, Assignment and Bill of Sale of Special Declarant Rights recorded in the Office of the Judge of Probate of Baldwin County, Alabama at Instrument Number 1427325; and,

WHEREAS, on January 16, 2015, the Declarant caused to be recorded in the Office of the Judge of Probate of Baldwin County, Alabama, at Instrument Number 1494641, a Fourth Amendment to Declaration of Condominium of Sea Pines at Bon Secour, a Condominium (the "Fourth Amendment to the Declaration"), to add another additional phase to the Condominium pursuant to Article 5.04 of the Declaration, and;

WHEREAS, on June 29, 2017, the Declarant caused to be recorded in the Office of the Judge of Probate of Baldwin County, Alabama, at Instrument Number 1641351, a Fifth Amendment to Declaration of Condominium of Sea Pines at Bon Secour, a Condominium (the "Fourth Amendment to the Declaration"), to add another additional phase to the Condominium pursuant to Article 5.04 of the Declaration, and;

WHEREAS, Foley Investment Partners now desires to exercise its special declarant rights under Article 5.04 of the Declaration to contribute another additional phase to the Condominium; and,

WHEREAS, Article 15.01(D) of the Declaration authorizes Foley Investment Partners as the successor 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; and,

NOW, THEREFORE, Foley Investment Partners does hereby amend the Declaration pursuant to Articles 5.04 and 15.01 in the following 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.
- D. There shall be added to the Declarations at the end thereof Exhibit "D" which is attached hereto.

IN WITNESS WHEREOF, Foley Investment Partners, LLC, has caused these presents to be executed on its behalf by its duly authorized Manager on the day and year first above written.

FOLEY INVESTMENT PARTNERS, LLC

By: *James C. Wilcox*
James C. Wilcox

STATE OF OHIO
COUNTY OF FRANKLIN

I, the undersigned notary public in and for said state and county, hereby certify that James C. Wilcox, whose name as Manager of Foley Investment Partners, LLC, an Ohio 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 1st day of October, 2018.

[NOTARY SEAL]



DIXIE TUCKER
Notary Public, State of Ohio
My Commission Expires 06-23-2021

Dixie Tucker
NOTARY PUBLIC

My commission expires: 6-23-2021

CONSENT OF MORTGAGEE

This Sixth Amendment to Declaration of Condominium of Sea Pines at Bon Secour, a Condominium, is consented to and acknowledged by CFBank, National Association, a federally chartered savings association, as mortgagee.

CFBank, National Association
By: [Signature]
Print name: Daniel C. Ludwig
Title: Senior Vice President

STATE OF Ohio
COUNTY OF Franklin

I, the undersigned notary public in and for said state and county, hereby certify that Daniel C. Ludwig, whose name as Senior Vice President of to CFBank, National Association, a federally chartered savings association, 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 _____ and with full authority, executed the same voluntarily for and as the act of said association on the day set forth below.

Given under my hand and seal this 2nd day of October, 2018.

[NOTARY SEAL]

[Signature]
NOTARY PUBLIC



SANDRA L. VENABLE
Notary Public, State of Ohio
My Commission Expires 4-3-2021

My commission expires:

EXHIBIT "A"

TO

**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. BUILDING UNIT #1

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 462.89 FEET TO A POINT; THENCE RUN SOUTH 00°08'03" WEST A DISTANCE OF 31.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°08'03" WEST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN NORTH 89°51 '57" WEST A DISTANCE OF 92.00 FEET TO A POINT; THENCE RUN NORTH 00°08'03" EAST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN SOUTH 89°51 '57" EAST A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING.

B. BUILDING UNIT #4

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN SOUTH 00°19'12" EAST A DISTANCE OF 286.23 FEET TO A POINT; THENCE RUN SOUTH 90°00'00"

WEST A DISTANCE OF 248.13 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°00'00" EAST A DISTANCE OF 92.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" WEST A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN NORTH 00°00'00" EAST A DISTANCE OF 92.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

C. BUILDING UNIT #13

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE RUN SOUTH 00°00'00" EAST A DISTANCE OF 997.72 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST A DISTANCE OF 92.37 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 44°01'38" EAST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN SOUTH 45°58'22" EAST A DISTANCE OF 92.00 FEET TO A POINT; THENCE RUN SOUTH 44°01'38" WEST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN NORTH 45°58'22" WEST A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING.

D. BUILDING UNIT #1600

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 641.08 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 22.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH 00°00'00"

EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00"
WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

E. BUILDING UNIT #1700

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 505.02 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 22.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

F. BUILDING UNIT #1900

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 369.31 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 22.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

G.¶ BUILDING UNIT #2000

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 231.45 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 22.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

H. BUILDING UNIT #21

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 620.96 FEET TO A POINT; THENCE RUN SOUTH 00°08'03" WEST A DISTANCE OF 30.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°08'03" WEST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN NORTH 89°51 '57" WEST A DISTANCE OF 92.00 FEET TO A POINT; THENCE RUN NORTH 00°08'03" EAST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN SOUTH 89°51 '57" EAST A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING.

I. COMMON AREA/CLUB HOUSE

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 462.89 FEET TO A POINT; THENCE RUN SOUTH 00°08'03" WEST A DISTANCE OF 219.03 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 41°48'46" EAST A DISTANCE OF 123.17 FEET TO A POINT; THENCE RUN SOUTH 48°11'14" WEST A DISTANCE OF 83.16 FEET TO A POINT; THENCE RUN NORTH 41°48'46" WEST A DISTANCE OF 123.17 FEET TO A POINT; THENCE RUN NORTH 48°11'14" EAST A DISTANCE OF 83.16 FEET TO THE POINT OF BEGINNING.

J. 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 RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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; THENCE RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE RUN SOUTH A DISTANCE OF 1296.04 FEET TO A POINT; THENCE RUN NORTH 89°50'12" EAST A DISTANCE OF 754.18 FEET TO A POINT; THENCE RUN NORTH 00°19'12" WEST A DISTANCE OF 1289.68 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-1"

TO

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

THE ADDITIONAL LAND CONSISTS OF THE FOLLOWING PARCELS OF REAL PROPERTY:

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 PARCELS OF PROPERTY:

COMMON AREA/CLUB HOUSE

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 462.89 FEET TO A POINT; THENCE RUN SOUTH 00°08'03" WEST A DISTANCE OF 219.03 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 41°48'46" EAST A DISTANCE OF 123.17 FEET TO A POINT; THENCE RUN SOUTH 48°11'14" WEST A DISTANCE OF 83.16 FEET TO A POINT; THENCE

RUN NORTH 41°48'46" WEST A DISTANCE OF 123.17 FEET TO A POINT; THENCE RUN NORTH 148°11'14" EAST A DISTANCE OF 83.16 FEET TO THE POINT OF BEGINNING.

BUILDING UNIT #1

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 462.89 FEET TO A POINT; THENCE RUN SOUTH 00°08'03" WEST A DISTANCE OF 31.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°08'03" WEST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN NORTH 89°51'57" WEST A DISTANCE OF 92.00 FEET TO A POINT; THENCE RUN NORTH 00°08'03" EAST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN SOUTH 89°51'57" EAST A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING.

BUILDING UNIT #4

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN SOUTH 00°19'12" EAST A DISTANCE OF 286.23 FEET TO A POINT; THENCE RUN SOUTH 90°00'10" WEST A DISTANCE OF 248.13 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°00'10" EAST A DISTANCE OF 92.00 FEET TO A POINT; THENCE RUN NORTH 90°00'10" WEST A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN NORTH 00°00'10" EAST A DISTANCE OF 92.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

BUILDING UNIT #13

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF

SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE RUN SOUTH 00°00'00" EAST A DISTANCE OF 997.72 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST A DISTANCE OF 92.37 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 44°01'38" EAST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN SOUTH 45°58'22" EAST A DISTANCE OF 92.00 FEET TO A POINT; THENCE RUN SOUTH 44°01'38" WEST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN NORTH 45°58'22" WEST A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING.

BUILDING UNIT #1600

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 641.08 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 22.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

BUILDING UNIT #1700

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 505.02 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 22.15

FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

BUILDING UNIT #1900

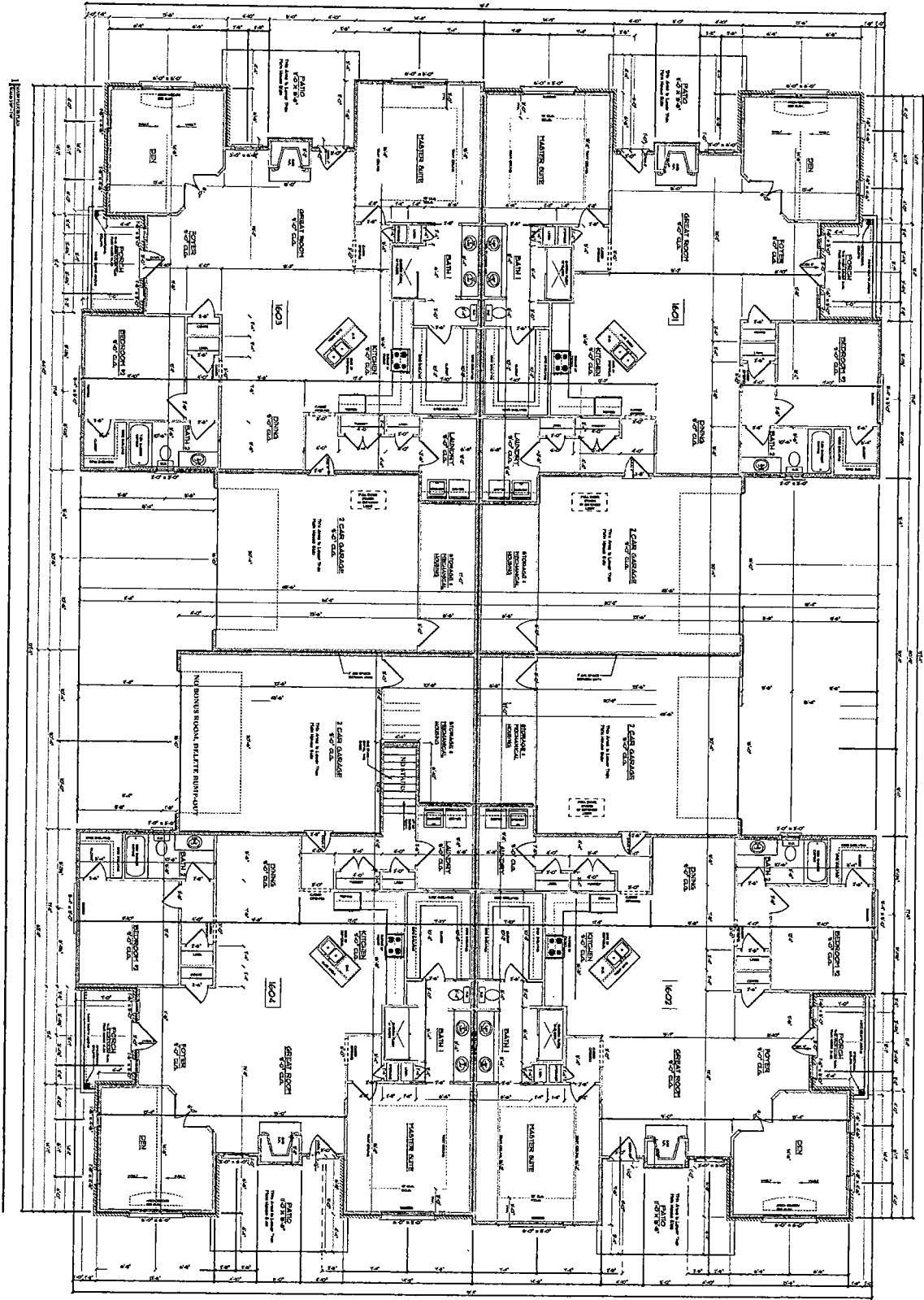
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN SOUTH 00°19'12" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10; THENCE RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 369.31 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 22.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

BUILDING UNIT #2000

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN 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 RUN NORTH 89°40'36" WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 746.98 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 231.45 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 22.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 96.00 FEET TO A POINT; THENCE NORTH 90°00'00" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

BUILDING UNIT #21

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH $89^{\circ}40'156''$ WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 649.83 FEET TO A POINT; THENCE RUN SOUTH $00^{\circ}19'12''$ EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY HIGHWAY 10; THENCE RUN NORTH $89^{\circ}40'3611$ WEST ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 620.96 FEET TO A POINT; THENCE RUN SOUTH $00^{\circ}08'0311$ WEST A DISTANCE OF 30.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $00^{\circ}08'0311$ WEST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN NORTH $89^{\circ}51'57''$ WEST A DISTANCE OF 92.00 FEET TO A POINT; THENCE RUN NORTH $00^{\circ}08'0311$ EAST A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN SOUTH $89^{\circ}51'57''$ EAST A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING.



**CUSTOM HOME PLANS
OF NORTHWEST FLORIDA**
DILWORTH DEVELOPMENT

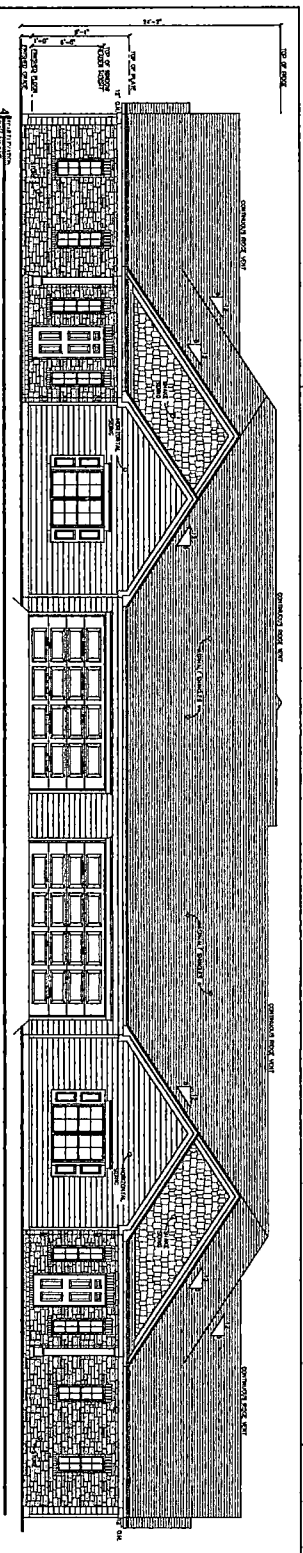
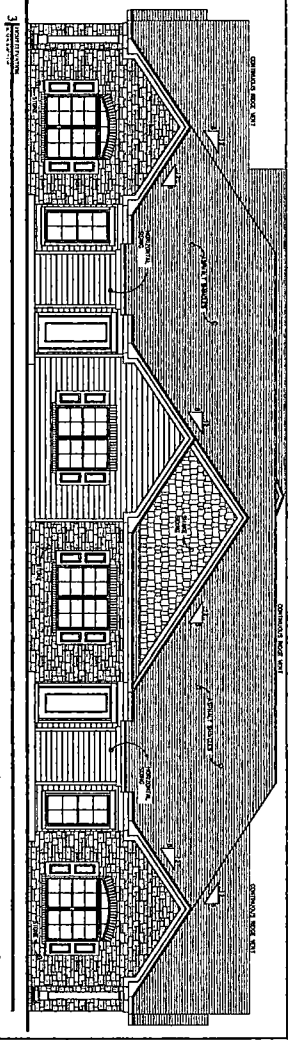
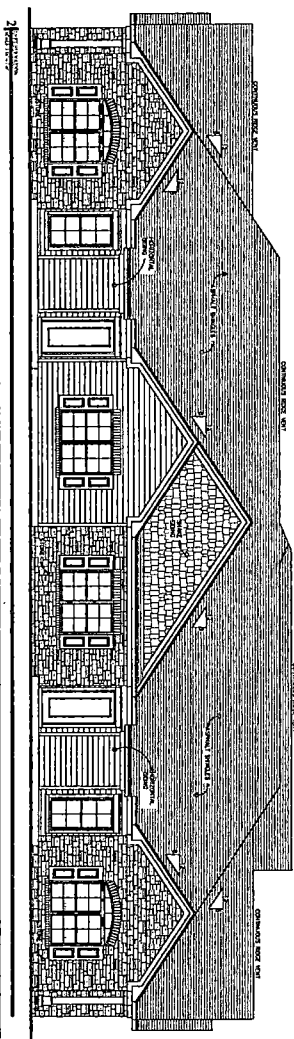
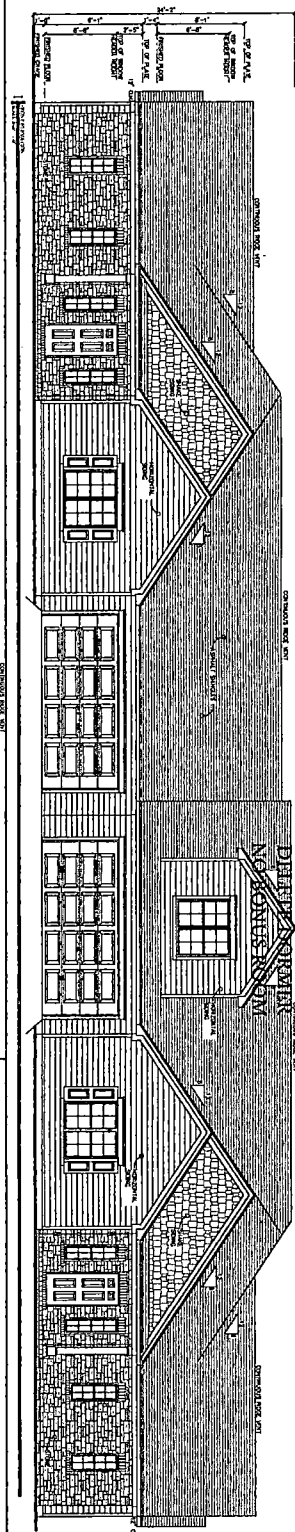
DRAWN BY: BEN SEVICK
SCALE: 3/16"=1'-0"
SHEET NUMBER: 4-1
DATE: 7-24-2017
PROJECT NO.: 4-345293

DESCRIPTION: FLOOR PLANS
CUSTOM HOME PLANS OF NORTHWEST FLORIDA
ARE NOT RESPONSIBLE OR LIABLE
FOR THESE PLANS AFTER CONSTRUCTION HAS BEGUN
AND OR HAS FINISHED.

ALL SPECIFICATIONS
BY CUSTOMER. PLEASE
SEE NORTHWEST FLORIDA
ARE NOT RESPONSIBLE FOR
REPRODUCED WITHOUT
WRITTEN PERMISSION.

REVISIONS BY:
DATE REVISIONS:
OTHER NOTES:

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SPECIFICATIONS AND ALL THE REQUIREMENTS OF THE U.S. GOVERNMENT CONCERNING SAFETY AND HEALTH ACT.



NOTE: GC TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION

NOTE: THIS DRAWING IS THE PROPERTY OF BRAD LEE PATTERSON - COPYRIGHT 2017 AND IS SUBJECT TO RETURN UPON DEMAND. ALL RIGHTS OF DESIGN AND INVENTION ARE RESERVED.

DIANE PATTERSON ARCHITECTURE
 ARCHITECTS P.C.
 10000 W. 10th Ave., Suite 100
 Denver, CO 80231



BRAD LEE PATTERSON
 ARCHITECTS P.C.
 ARCHITECTURE & PLANNING
 10000 W. 10th Ave., Suite 100
 Denver, CO 80231

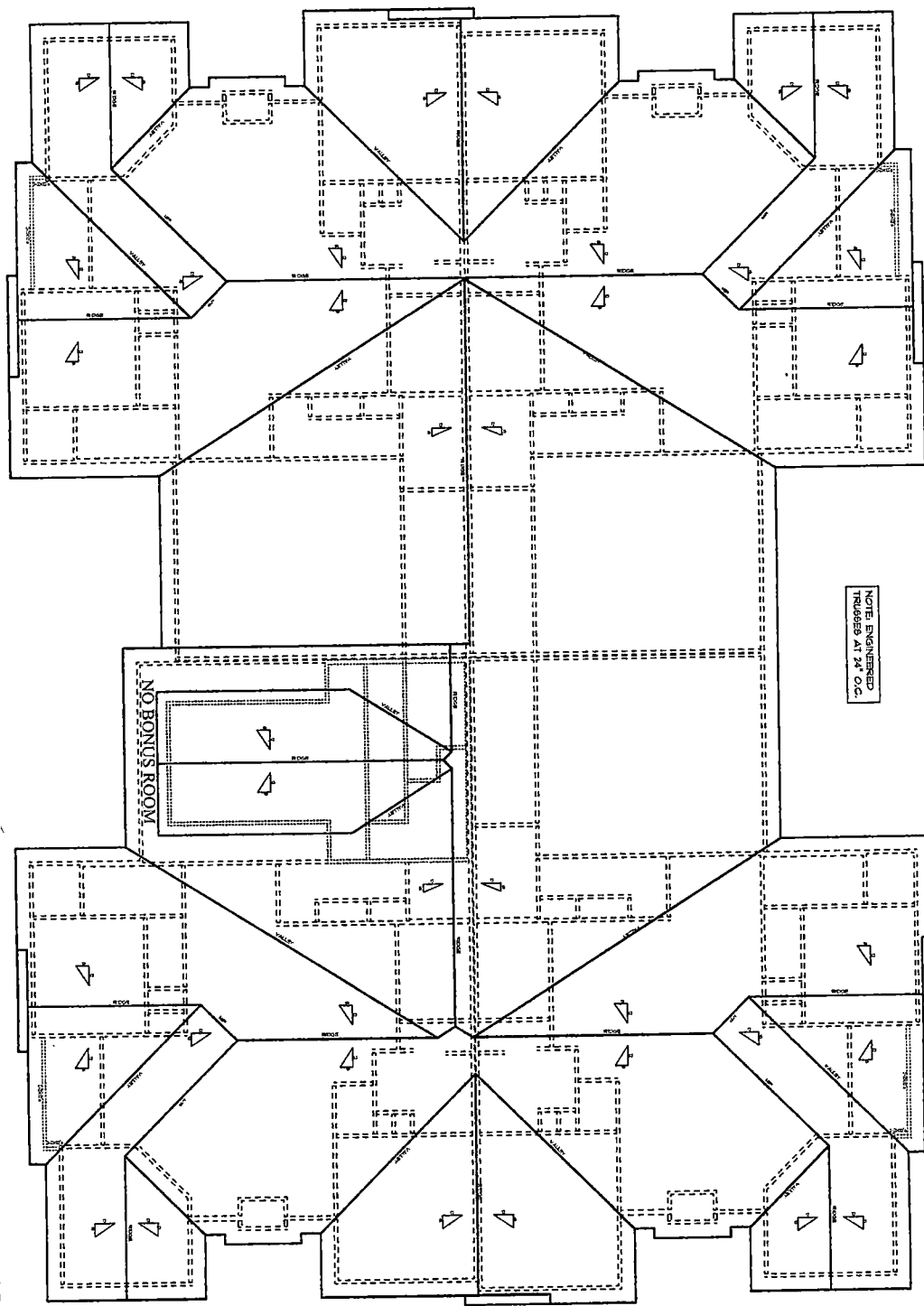
**NEW QUADPLEXES
 SEA PINES AT BON SECOUR
 ELEVATIONS**

JOB NO: 2017077
 DATE: 07-27-17
 ARCHITECT: BRAD LEE PATTERSON
 DATE OF: 07-27-17
 REVISION:

SCALE: AS SHOWN

SHEET NO:

A3



NOTE: ENGINEERED TRUSSES AT 24" O.C.

ROOF FRAMING LEGEND
 ———— STRUCTURAL BEAMS
 - - - - - GROUND FLOOR WALLS
 - - - - - BONUS ROOM WALLS

CUSTOM HOME PLANS OF NORTHWEST FLORIDA
DILWORTH DEVELOPMENT

DRAWN BY: BEN SEVCK
 SCALE: 3/16"=1'-0"
 SHEET NUMBER: 4-5
 DATE: 7-24-2011
 PROJECT NO: A-345889

DESCRIPTION: ROOF PLAN
 CUSTOM HOME PLANS OF NORTHWEST FLORIDA ARE NOT RESPONSIBLE OR LIABLE FOR THESE PLANS AFTER CONSTRUCTION HAS BEGUN AND OR HAS FINISHED.

ALL DOCUMENTS PROVIDED BY CUSTOM HOME PLANS OF NORTHWEST FLORIDA ARE UNLESS OTHERWISE SPECIFIED AND ARE NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION

EXHIBIT "C"

TO

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

PLANS AND PLAT

CERTIFICATION OF PLANS

AND

CERTIFICATE OF SUBSTANTIAL COMPLETION

I, the undersigned, MATT INGRAM, an independent registered engineer in the State of Alabama, Registration Number 28737, pursuant to Ala. Code § 35-8A-209 (1975), as amended, hereby certify the plans recorded contemporaneously with this certification in the Office of the Judge of Probate of Baldwin County, Alabama, and made a part of the Declaration of Condominium of Sea Pines at Bon Secour, a Condominium, (i) contain all of the information required by Ala. Code § 35-8A-209 (1975), and (ii) show the layout, location, unit numbers and dimensions of the units and the improvements.

I hereby further certify (i) that the units shown on the plat and plans made a part hereof, that are additional to the units shown on the plat and plans that are made a part of the Declaration of Condominium of Sea Pines at Bon Secour, a Condominium, and all previous amendments (specifically units 1601, 1602, 1603 and 1604 [the "subject units"]), are substantially complete and constructed in general accordance with the plans, and (ii) that all structural components and mechanical systems of all buildings containing or comprising the subject units are substantially complete and constructed in accordance with the plans.

Dated this 25th of SEPTEMBER, 2018.

By: 

Engineer

Engineer Number _____

License Number 28737

STATE OF ALABAMA

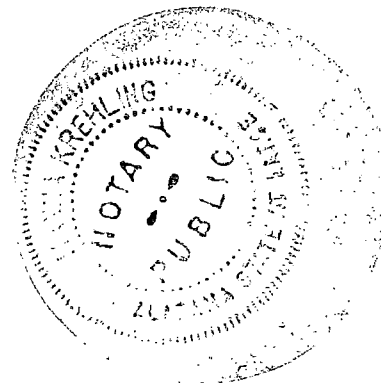
COUNTY OF BALDWIN

Given under my hand and seal this 25 day of SEPTEMBER, 2018.

[NOTARY SEAL]


NOTARY PUBLIC

My commission expires: 4/20/20



FLOOD CERTIFICATION

I, the undersigned, LAWRENCE A. WILSON an independent registered engineer in the State of Alabama, Registration Number 27036, pursuant to Ala. Code § 35-8A-209 (1975), as amended, hereby certify that the condominium property is located in Flood Zone X and Flood Zone AE as reflected on the plat for Sea Pines at Bon Secour, a Condominium, recorded contemporaneously with this certification in the Office of the Judge of Probate of Baldwin County, Alabama, and as reflected on the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel No. 01003C0933L, revised July 17, 2007.

Dated this 27th of SEPTEMBER, 2018.

By: 
Engineer

Engineer Number _____

License Number 27036

STATE OF Alabama

COUNTY OF Baldwin

Given under my hand and seal this 27 day of September, 2018.

[NOTARY SEAL]


NOTARY PUBLIC

My commission expires:

KELSIA ROBB
Notary Public, Alabama State At Large
My Commission Expires Sept. 16, 2019

THOSE CERTAIN PARCELS OF REAL PROPERTY DESCRIBED ON EXHIBIT "A" AND EXHIBIT "A-1" ARE SUBJECT TO THE FOLLOWING DEVELOPMENT RIGHTS AS DESCRIBED IN DETAIL IN THE DECLARATION:

- (I) TO ADD THE PARCELS OF REAL PROPERTY DESCRIBED ON EXHIBIT "A-1" TO THE CONDOMINIUM.
- (II) TO CREATE UNITS, COMMON ELEMENTS, OR LIMITED COMMON ELEMENTS WITHIN THE CONDOMINIUM.
- (III) TO MAINTAIN OFFICES, SIGNS ADVERTISING THE CONDOMINIUM, AND MODELS.
- (IV) TO USE EASEMENTS THROUGH THE COMMON ELEMENTS FOR THE PURPOSE OF MAKING IMPROVEMENTS WITHIN THE CONDOMINIUM OR WITHIN REAL ESTATE WHICH MAY BE ADDED TO THE CONDOMINIUM.
- (V) ALL OTHER SPECIAL DEVELOPMENT RIGHTS SET FORTH IN ARTICLE V OF THE DECLARATION.

EXHIBIT "D"

TO

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

**UNDIVIDED INTEREST IN COMMON ELEMENTS
AND LIABILITY FOR EXPENSES**

UNIT NUMBER		TOTAL NUMBER OF CONDOMINIUM UNITS	OWNERSHIP PERCENTAGE
101	1	32	3.125
102	1	32	3.125
103	1	32	3.125
104	1	32	3.125
401	1	32	3.125
402	1	32	3.125
403	1	32	3.125
404	1	32	3.125
1401	1	32	3.125
1402	1	32	3.125
1403	1	32	3.125
1404	1	32	3.125
1601	1	32	3.125
1602	1	32	3.125
1603	1	32	3.125
1604	1	32	3.125
1701	1	32	3.125
1702	1	32	3.125
1703	1	32	3.125
1704	1	32	3.125
1901	1	32	3.125
1902	1	32	3.125
1903	1	32	3.125
1904	1	32	3.125
2001	1	32	3.125
2002	1	32	3.125

2003	1	32	3.125
2004	1	32	3.125
2101	1	32	3.125
2102	1	32	3.125
2103	1	32	3.125
2104	1	32	3.125