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BALDWIN COUNTY, ALABAMA  
HARRY D'OLIVE, JR. PROBATE JUDGE  
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**AMENDED & RESTATED BY-LAWS  
OF  
SEA PINES CONDOMINIUM ASSOCIATION, INC.  
AS OF  
NOVEMBER 12, 2024**

This Instrument is prepared by:  
The Document Committee and Board of Directors of  
Sea Pines Condominium Association, Inc.

## AMENDED & RESTATED BY-LAWS

OF

### SEA PINES CONDOMINIUM ASSOCIATION, INC.

#### ARTICLE I THE ASSOCIATION

**Section 1. Identity.** These are the Amended & Restated By-Laws of Sea Pines Condominium Association, Inc., a not-for-profit corporation (the "Association"), which was formed under the Alabama Nonprofit Corporation Act (Code of Alabama (1975) §§ 10-3A-1, *et seq.*) (the "Nonprofit Act") by filing the Articles of Incorporation of Sea Pines Condominium Association, Inc. (the "Articles"), with the Office of the Judge of Probate of Baldwin County, Alabama. The Association has been organized for the purpose of providing for the acquisition, operation, management, maintenance, care, control and administration of the properties of Sea Pines at Bon Secour, a Condominium (the "Condominium"), pursuant to the provisions of the Alabama Uniform Condominium Act of 1991 (Code of Alabama (1975) §§ 35-SA-101, *et seq.*) (the "Condominium Act") and the Declaration of Condominium of Sea Pines at Bon Secour, a Condominium (the "Declaration"), as filed with the Office of the Judge of Probate of Baldwin County, Alabama, in accordance with the provisions of the Condominium Act. The terms capitalized herein shall be deemed to have the meanings set forth in the Declaration and the Condominium Act.

**Section 2. Principal Office.** The principal office of the Association in the State of Alabama shall be located at 100 Holmes Avenue in the City of Foley, County of Baldwin.

**Section 3. Registered Office.** The registered office of the Association, required by the Nonprofit Act to be maintained in the State of Alabama, is identical to the principal office in the State of Alabama.

#### ARTICLE II MEMBERSHIP

**Section 1. Annual Meeting.** The annual meeting of the Membership shall be held in the first two weeks in the month of November each year at such time as shall be fixed by the Board of Directors, for the purpose of electing The Board, and, in any event, for the transaction of such other business as may come before the meeting. If the election of The Board shall not be held in the timeframe designated herein for any annual meeting of the Membership, or at any adjournment thereof, the Board of Directors shall cause the election to be held at a Special Meeting of the Membership as soon thereafter as may be convenient.

**Section 2. Special Meetings.** Special meetings of the Membership, for any purpose or purposes, unless otherwise prescribed by statute, may be called by the President or by a majority of the Board of Directors and shall be called by the President or the Secretary at the request of holders of not less than fifty percent (50% of all the outstanding votes of the Membership).

**Section 3. Place of Meeting.** The Board of Directors may designate any place in either Foley or Gulf Shores, Alabama, as the place of meeting for any annual meeting or for any special meeting of the Membership.

**Section 4. Notice of Meeting.** Written or printed notice stating the place, day and hour of the meeting and, in case of a special meeting or of a meeting which is required by statute to be held for any special purpose, or of an annual meeting at which special action is to be taken, the purpose or purposes for which the meeting is called, or the special action which is proposed to be taken, shall, unless otherwise prescribed by statute, be delivered not less than ten (10) nor more than sixty (60) days before the date of the meeting, either personally or by mail by or at the direction of the President, the Secretary, or the persons calling the meeting, to each member of record entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the member at his address as it appears on the records of the Association, with postage thereon prepaid.

**Section 5. Fixing of Record Date.** The Board of Directors may fix in advance a date as the record date for the purpose of determining the members entitled to notice of or to vote at any meeting of members or at any adjournment thereof, or for any other proper purpose, such date in any case to be not more than thirty (30) days and, in case of a meeting of the Membership, not less than ten (10) days prior to the date on which the particular action requiring such determination of members is to be taken. If no record date is fixed for the determination of members entitled to notice of or to vote at a meeting of the Membership, the date on which notice of the meeting is mailed shall be the record date for such determination of members. When a determination has been made, as provided in this Section, such determination shall apply to any adjournment thereof.

**Section 6. Voting Lists.** The officer or agent having charge of the records of members of the Association shall make, at least ten (10) days before each meeting of the Membership, a complete list of the members entitled to vote at such meeting, or at any adjournment thereof, arranged in alphabetical order, with the address of each member and the number of votes to which he is entitled, which list, for a period of ten (10) days prior to such meeting, shall be kept on file at the principal office of the Association and shall be subject to inspection by any member making written request therefor at any time during usual business hours. Such list shall also be produced and kept open at the time and place of the meeting and shall be subject to the inspection of any member during the whole time of the meeting.

**Section 7. Quorum.** The presence at any meeting of the members entitled to cast fifty percent (50%) of the votes in the Association, represented in person or by proxy, shall constitute a quorum. If a quorum is not present at any meeting, a majority of the members so represented may adjourn the meeting and reconvene from time to time without further notice. At any such reconvened meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally noticed. The members present or represented at a meeting at which a quorum is present may continue to transact business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum.

**Section 8. Majority Vote.** The vote of members entitled to cast a majority of the votes represented at a meeting of the Membership at which a quorum is present shall be the act of the

members of the Association, unless the vote of a greater number is required by law, the Declaration, the Articles, or these By-Laws.

**Section 9. Proxies.** At all meetings of the Membership, a member may vote in person or by proxy executed in writing by the member or by his duly authorized attorney-in-fact. A proxy is void if it is not dated or purports to be revocable without notice. Such proxy shall be filed with the Secretary of the Association before or at the time of the meeting. No proxy shall be valid after one (1) year from the date of its execution, unless a shorter term is provided in the proxy. Association members shall not solicit proxies from other owners.

**Section 10. Voting Rights.** If only one of the multiple Owners of a Unit is present at a meeting of the Association, he is entitled to cast all the votes allocated to that Unit. If more than one of the multiple Owners is present, the votes allocated to that Unit may be cast only in accordance with the agreement of a majority in interest of the multiple Owners. There is a majority agreement if any one of the multiple Owners casts the votes allocated to that Unit without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Unit. ONE VOTE PER UNIT.

**Section 11. Informal Action by Members.** Any action required to be taken at a meeting of the Membership, or any other action which may be taken at a meeting of the Membership, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the members entitled to vote with respect to the subject matter thereof.

### **ARTICLE III BOARD OF DIRECTORS**

**Section 1. General Powers.** The affairs of the Association shall be managed by, or under the direction of, its Board of Directors.

**Section 2. Number, Tenure and Qualifications.**

- (a) The Board of Directors shall consist of five (5) Directors. The Directors of the Association shall be a President, one or more Vice President(s) (the number thereof to be determined by the Board of Directors), a Secretary, a Treasurer, and a Member At Large, each of whom shall be elected by the Board of Directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors. Any two or more offices may be held by the same person, except the offices of President and Secretary.
- (b) Each Director shall hold office for his/her term which shall be two (2) years until his/her successor shall have been duly elected and shall have qualified, or until his/her death or until he/she shall have resigned or shall have been removed as provided for herein.
- (c) A Director need not be a member of the Association.

**Section 3. Election of Directors.**

- (a) **General Election Procedure.** Election of Directors entitled to be elected by the members shall be held at the annual meeting in accordance with Section 2 above. The election shall be by secret ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast. The Owner of each whole Unit shall be entitled to cast his vote for each of as many nominees as there are vacancies to be filled at the time of the election. There shall be no cumulative voting. The newly elected Board will hold their first meeting after each annual meeting of the Membership. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as may be convenient.
- (b) **Developer Control (Removed)**
- (c) **Removal.** Any Director elected or appointed by the Board of Directors may be removed at any time by the affirmative vote of the Board of Directors whenever, in their judgment, the best interests of the Association will be served thereby.

**Section 4. Meetings.** A meeting of the Board of Directors shall be held, without other notice than this By-Law, immediately after and at the same place as, the annual meeting of the Membership.

**Section 5. Special Meetings.** Special meetings of the Board of Directors may be called by, or at the request of, the President or any two (2) Directors.

**Section 6. Notice of Meeting.** The Association shall call and give not less than ten (10) days nor more than sixty (60) days' notice of a meeting of the Unit Owners for the purpose of electing the members of the Board of Directors. Such meeting shall be called and the notice given in accordance with the By-Laws.

**Section 7. Quorum.** A majority of the number of Directors, determined in the manner fixed by Section 2 of this Article III, shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, but if less than such majority is present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice. If a quorum is present when the meeting is convened, the directors present may continue to transact business, taking action by majority vote, until adjournment, notwithstanding the withdrawal of enough Directors to leave less than a quorum present or the refusal of any Director present to vote.

**Section 8. Manner of Acting.** The act of the majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors.

**Section 9. Action Without a Meeting.** Any action that may be taken by the Board of Directors at a meeting may be taken without a meeting.

**Section 10. Vacancies.** Any vacancy occurring in the Board of Directors may be filled by a majority of the remaining Directors, except as otherwise provided in Section 3 of this Article III. A Director elected or appointed, as the case may be, shall be elected or appointed for the unexpired term of his predecessor in office.

1. Vacancies in the Board of Directors shall be filled by the: *(by referendum Special Meeting December 13, 2023) (Ninth Amendment filed January 9, 2024.)*
  - (a) If a member of the Board of Directors should resign or otherwise become unqualified to hold the office as noted in paragraph (a) above and have 6 or more months left on his/her (2-year) term as a Board member, the Board shall hold a special meeting of the Membership within 30 days to elect a replacement Director; who shall fulfill the remainder of his/her (2-year) term. The Board may, at its discretion, appoint an interim member until such time as the special election can be held.
  - (b) If a member of the Board of Directors resigns or otherwise become unqualified to hold office and had less than 6 months left in his/her (2-year) term as a Board member, the Board may, at its discretion, appoint a member of the Association to fill the remaining term that they were originally elected to fill.
  - (c) Any vacancy in any Committee appointed by the Board of Directors because of death, resignation, removal, disqualification or otherwise may be filled by the Board of Directors for the unexpired portion of the term.
2. Applicants who wish to serve on the Board must have their application turned in to the Management Company by their deadline. Nominations from the floor will not be accepted.
3. Board of Directors.
  - (a) **President.** The President shall be the chief executive officer of the Association and, subject to the control of the Board of Directors, shall in general supervise and control all of the business and affairs of the Association. The President shall preside at all meetings of the Membership. The President may sign, with the Secretary or an Assistant Secretary, any deeds, mortgages, bonds, contracts or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these By-Laws to some other officer or agent of the Association or shall be required by law to be otherwise signed or executed; and in general shall perform all duties incident to the office of President and such

other duties as may be prescribed by the Board of Directors from time to time.

- (b) **Vice President.** In the absence of the President, or in the event of the death, inability or refusal to act of the President, the Vice President (or in the event there be more than one Vice President, the Vice Presidents in the order designated at the time of their election, or in the absence of any designation, then in the order of their election) shall perform the duties of the President, and when so acting shall have all the powers of and be subject to all restrictions upon the President. Any Vice President shall perform such other duties as from time to time may be assigned to the Vice President by the President or by the Board of Directors.
- (c) **Secretary.** The Secretary shall: (a) keep the minutes of the proceedings of the Members and of the Board of Directors in one or more books provided for the purpose; (b) see that all notices are duly given in accordance with the provisions of these By-Laws or as required by law; (c) be custodian of the corporate records; (d) the management company keeps a register of the mailing address of each member, which they furnish to the Secretary as needed. and (e) in general, perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned by the President or by the Board of Directors.
- (d) **Treasurer.** The Treasurer shall: (a) have charge and custody of, and be responsible for, all funds and securities of the Association; (b) receive and give receipts for monies due and payable to the Association from any source whatsoever and deposit all such monies in the name of the Association in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of Article V of these By-Laws; and (c) in general, perform all of the duties as from time to time may be assigned to the Treasurer by the President or by the Board of Directors. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine.
- (e) **Assistant Secretaries and Assistant Treasurers.** The Assistant Secretaries and Assistant Treasurers, in general, shall have assigned to them by the Secretary or the Treasurer, respectively, or by the President or the Board of Directors, such duties and responsibilities as such assigning parties shall determine. The Assistant Treasurers shall respectively, if required by the Board of Directors, give bonds for the faithful discharge of their duties in such sums and with such sureties as the Board of Directors shall determine.

- (f) **Member at Large.** Member at large is the Fifth voting member of the COA Board and performs duties as assigned.

**Section 11. Committees.** The Board of Directors may designate one or more committees to assist the Board, each of which shall consist of a chairperson and two (2) or more committee members.

- (a) The Finance Committee is a permanent standing committee and its role is to help the Board of Directors when it comes to planning the annual budget, tracking monthly expenses, managing COA reserves and investments, scheduling audits and reserve studies, and other financial management tasks.
- (b) Finance Committee quarterly meetings shall be open to **Owners** for observation to promote transparency and confidence in the Community.
- (c) The Chairperson of the Finance Committee is selected by the Board of Directors. The Members of the Committee are selected by the Chairperson which shall consist of seven (7) current owners. Two (2) members will serve a three (3) year term, Two (2) members will serve a two (2) year term, and Two (2) members will serve a one (1) year term. Should the Chairperson resign or cease to be an owner, the Board of Directors shall select a new Chairperson. If a member of the Committee resigns or ceases to be an owner, the chairperson shall select a replacement member to serve the remaining period of the term.

**Section 12. Resignations.** Any Director of the Association may resign at any time either by oral tender of resignation at any meeting of the Board or by giving written notice thereof to the Secretary of the Association. Such resignation shall take effect at the time specified therefor, and the acceptance of such resignation shall not be necessary to make it effective.

**Section 13. Place of Meeting.** The Board of Directors may designate any place in either Foley or Gulf Shores Alabama as the place of meeting for any regular or special meeting of the Board of Directors.

**Section 14. Presumption of Assent.** A Director of the Association who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless his dissent shall be entered in the minutes of the meeting or unless he shall file his written dissent to such action with the person acting as the Secretary of the meeting before the adjournment thereof or shall forward such dissent by certified mail or by registered mail to the Secretary of the Association immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of such action.

#### **ARTICLE IV OFFICERS**

**(Removed entire Article and incorporated into Article III – Board of Directors)**

**[Section 10 regarding salaries removed]**



**ARTICLE V  
CONTRACTS, LOANS, CHECKS AND DEPOSITS**

**Section 1. Contracts.** The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association, and such authority may be general or confined to specific instances.

**Section 2. Loans.** No loans shall be contracted on behalf of the Association and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Directors. Such authority may be general or confined to specific instances.

**Section 3. Checks, Drafts, Etc.** All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors.

**Section 4. Deposits.** All funds of the Association, not otherwise employed, shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the Board of Directors may select.

**Section 5. Proxies.** Unless otherwise provided by resolution of the Board of Directors, the President may from time to time appoint an attorney or agent of the Association, in the name and on behalf of the Association, to cast the votes which the Association may be entitled to cast as the holder of stock or other securities in any other corporation, any of whose stock or other securities may be held by the Association, at meetings of the holders of the stock or other securities of such other corporation, or to consent in writing, in the name and on behalf of the Association, as such holder, to any action by such other corporation, and may instruct the person or persons so appointed as to the manner of casting such votes or giving such consent, and may execute or cause to be executed, in the name and on behalf of the Association and under its corporate seal or otherwise, all such written proxies or other instruments as he may deem necessary or proper in the premises.

**ARTICLE VI  
BOOKS AND RECORDS**

**Section 1. Accounting.** The Association shall keep correct and complete books and records of account and shall keep minutes of the proceedings of the members, Board of Directors and committees thereof and shall keep at its registered or principal office in Alabama a record of the names and addresses of the members entitled to vote for Directors. The accounting records shall be maintained in accordance with generally accepted accounting principles. All books and records of the Association shall be open to inspection by the members, or their authorized representatives, for any proper purpose at any reasonable time at the principal office of the Association in Baldwin County, Alabama. Such records shall include:

- (a) **Association Accounts.** The receipts and expenditures of the Association shall be credited and charged to the appropriate account as set forth below.

(i) **Current Expenses.** All funds to be expended during the year for the maintenance of the Common Elements and Limited Common Elements (as defined in the Declaration) and the operations and working capital of the Association shall be held in the Current Expense Account. Any balance in this fund at the end of each year may be used to pay Common Expenses and Limited Common Expenses incurred in any successive year or may be placed in the Reserve fund Account.

(ii) **Reserve Funds.** All funds to be expended for replacement, acquisition and repair of capital improvements which are a part of Common Elements and Limited Common Elements shall be held in the Reserve Fund Account to be used solely for such purpose.

Reserve Funds to be used for maintenance, repair, and replacement of those Common Elements and Limited Common Elements that must be replaced or repaired on a periodic basis.

(iii) **Authorization to Use the Reserve Fund Occurs in three Ways**

- (a) If the Board of Directors unanimously agree an emergency situation exists and funds are not available in the annual operating budget to fund the situation, the Board of Directors may spend up to \$5,000 of the Reserve Fund.
- (b) In the event of catastrophe loss caused by fire, storm, flood or other acts of nature which require immediate action, the Board of Directors, by unanimous vote, may access the Reserve Fund.
- (c) In all other situations, request for use of Reserve Funds will flow to the Finance Committee. The Committee, by unanimous vote, will forward the request to the Board. The Board, by unanimous vote, may access the Reserve Fund.

*(Second Amendment to By-Laws filed November 5, 2020 added paragraph (iii))*

(b) **Member Accounts.** An account for each member shall be maintained setting forth the name and address of the member, the interest percentage in the Common Elements and Limited Common Elements, if any, the amount of each assessment, the amounts and dates on which the assessments become due, the amounts paid upon the account and the balance date.

**Section 2. Budget.** At least sixty (60) days prior to the beginning of each calendar year, the Board of Directors shall adopt a proposed budget for such calendar year that shall include the estimated funds required to defray the Common Expenses and Limited Common Expenses and to provide and maintain funds for the foregoing accounts and reserves according to good accounting practices. Within thirty (30) days of adoption of the proposed budget, copies

of the budget and proposed assessments shall be transmitted to each member of the Association and a date set for a meeting of the Unit Owners to consider ratification of the budget, which meeting date shall be not less than fourteen (14) days nor more than thirty (30) days after delivery of the budget to the Unit Owners. Unless, at the meeting, a majority of all Unit Owners present in person or by proxy reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected, the budget for the last year shall continue in effect until such time as a new budget is ratified.

**Section 3. Assessments.** Subject to the terms and conditions of the Declaration, assessments against the members for their shares of the items of the budget shall be made for the calendar year annually, in advance, on or before December 31 preceding the year for which the assessments are made. Such assessments shall be due in quarterly or monthly installments as may be determined by the Board of Directors. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors. Such assessments shall constitute a lien as provided in the Declaration.

**Section 4. Assessments for Emergencies.** Subject to the terms and conditions of the Declaration, assessments for Common Expenses for emergencies that cannot be paid from the annual assessments for Common Expense shall be made only after notice of the need for such is given to the members concerned, and it shall be due thirty (30) days after such notice in such manner as the Board of Directors may require in the notice of assessment. Such assessments shall constitute a lien as provided in the Declaration.

**Section 5. Audit or Compilation.** A periodic financial audit may be conducted to ensure the integrity of the financial records. A copy of the audit or compilation report shall be made available for examination by each member at the principal office of the Association in Baldwin County, Alabama.

**Section 6. Bonds.** Fidelity bonds shall be required by the Board of Directors from all persons handling, or responsible for, Association funds. The amount of such bonds shall be determined by the Board of Directors, but shall not be less than the sum of three (3) months' assessments on all Units; plus, the reserve funds of the Association, if any. The premiums for such bonds shall be paid by the Association.

**Section 7. Rules and Regulations and Violation of COA Documents.** Subject to the terms and conditions of the Declaration, the Board of Directors may establish, abolish or amend reasonable rules and regulations concerning the use of the Common Elements. The text of such rules and regulations shall be furnished or made available to the members. The Board shall have the power, upon violation of the rules and regulations, or upon violation of the terms of the Declaration or these By-Laws, to impose monetary fines on a member which shall constitute a lien and shall be enforceable in like manner as provided for assessments, or to suspend for a reasonable period of time either the member's right to the use of common facilities within the Common Elements or the member's right to vote.

**ARTICLE VII  
WAIVER OF NOTICE**

Whenever any notice is required to be given to any member or Director of the Association under the provisions of these By-Laws, the Articles of Incorporation, the Declaration, the provisions of the Nonprofit Act, and any act amendatory thereof, supplementary thereto or substituted therefor, the provisions of the Condominium Act, and any act amendatory thereof, supplemental thereto or substituted therefor, or the Alabama Constitution, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

**ARTICLE VIII  
FISCAL YEAR**

The fiscal year of the Association shall be fixed by resolution of the Board of Directors.

**ARTICLE IX  
INDEMNIFICATION**

The Association shall have the right to indemnify any person who was or is a party, or is threatened to be made a party to, any threatened, pending or completed action, suit or proceeding by reason of the fact that he is or was a Director, officer, employee or agent of the Association. The indemnification provided for herein shall not be deemed exclusive of, and shall be in addition to, any other rights to which those seeking indemnification may be entitled under any by-law, agreement, vote of members or disinterested Directors or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a Director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

**ARTICLE X  
AMENDMENT**

**Section 1. Amendment to By-Laws.** These By-Laws may be amended, altered or repealed in the following manner:

- (a) [Developer related content removed.]
- (b) **By the Members.** By the members at any regular or special meeting, upon the affirmative vote of the holders of not less than sixty-seven percent (67%) of the outstanding votes present and entitled to vote at such meeting in person or represented by proxy at which a quorum is present.

**Section 2. Recordation.** No modification or amendment to these By-Laws shall be valid and effective until the President and Secretary of the Association shall certify as to the adoption of such amendment and shall file their certificate setting forth the text of the amendment with the Office of the Judge of Probate of Baldwin County, Alabama.

IN WITNESS WHEREOF, the Association 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 CONDOMINIUM ASSOCIATION, INC.**

By: Peggy Elkins

Name: Peggy Elkins  
As Its Secretary

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, the undersigned notary public in and for said state and county, hereby certify that Peggy Elkins, whose name as Secretary of Sea Pines Condominium Association, Inc., an Alabama Non-Profit Corporation, is signed to the foregoing instrument and who is known to me, acknowledge before me and on this day that, being informed of the contents of the instrument, she as such Officer and with full authority, executed the same voluntarily on the day set forth below.

GIVEN under my hand and seal this 15 day of NOVEMBER,  
2024.



[Signature]  
NOTARY PUBLIC  
My commission expires: 3/28/2026

ATTESTED:

Donald R Dellamater

Name: DONALD DELLAMATER  
As Its President

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, the undersigned notary public in and for said state and county, hereby certify that DONALD DELLAMATER, whose name as President of Sea Pines Condominium Association, Inc., an Alabama Non-Profit Corporation, is signed to the foregoing instrument and who is known to me, acknowledge before me and on this day that, being informed of the contents of the instrument, she as such Officer and with full authority, executed the same voluntarily on the day set forth below.

GIVEN under my hand and seal this 15 day of NOVEMBER,  
2024.



[Signature]  
NOTARY PUBLIC  
My commission expires: 3/28/2026