

BALDWIN COUNTY, ALABAMA
JUDGE ADRIAN T. JOHNS
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23 Pages

1100021



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

This Instrument is prepared by:

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

STATE OF ALABAMA
COUNTY OF BALDWIN

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

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF SEA PINES AT BON SECOUR, A CONDOMINIUM (this "Amendment") is made as of the 14TH day of FEBRUARY, 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, 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 an 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 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 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 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 Partners

STATE OF ALABAMA
COUNTY OF BALDWIN

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 13 day of February, 2008.



[Signature]
NOTARY PUBLIC
My commission expires: 01/03/2011

CONSENT OF MORTGAGEE

This First Amendment to Declaration of Condominium of Sea Pines at Bon Secour, a Condominium, is consented to and acknowledged by SUPERIOR BANK, a THRIFT & SAVINGS BANK, as mortgagee.

SUPERIOR BANK
SCOTT MARTIN
By: *[Signature]*
As Its: *[Signature]*

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 13TH day of FEBRUARY 2008.



Tina Venerable
NOTARY PUBLIC
My commission expires: 05/19/2010

HARRISON FRENCH
& ASSOCIATES, LTD.

February 12, 2008

Statement of Substantial Completion

Club House and Building no.13
Sea Pines at Bon Secour
Foley, AL

As the architect for Building no. 13 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
FIRST 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.

- C. 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.
- D. 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
FIRST 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:

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.

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.

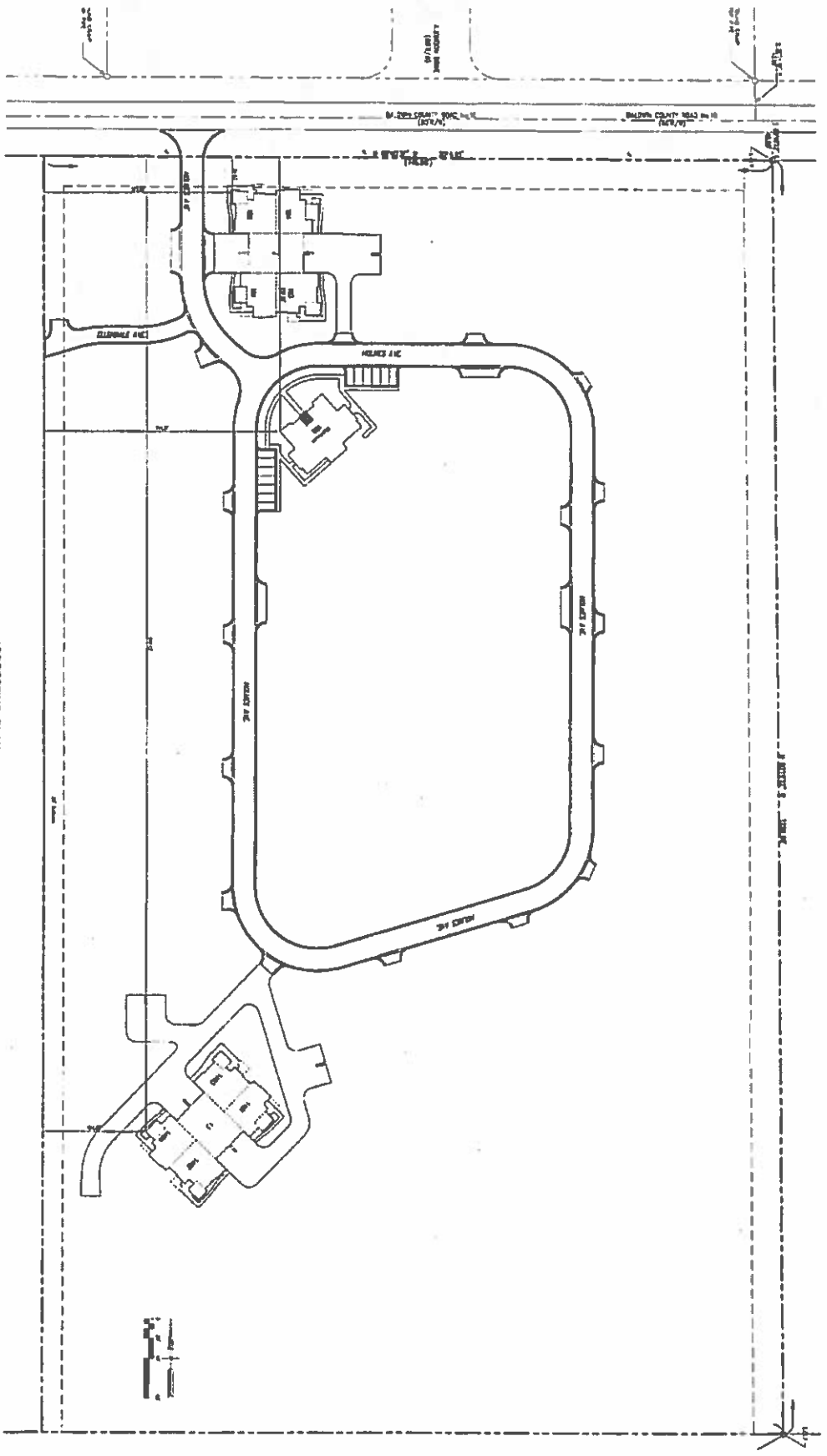
EXHIBIT "C"
TO
FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
SEA PINES AT BON SECOUR,
A CONDOMINIUM

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, and seventh 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 eighth and ninth 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 tenth 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, and seventh 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 eleventh 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 twelfth following page.



ADDRESSING PLAN
Scale: 1"=40'

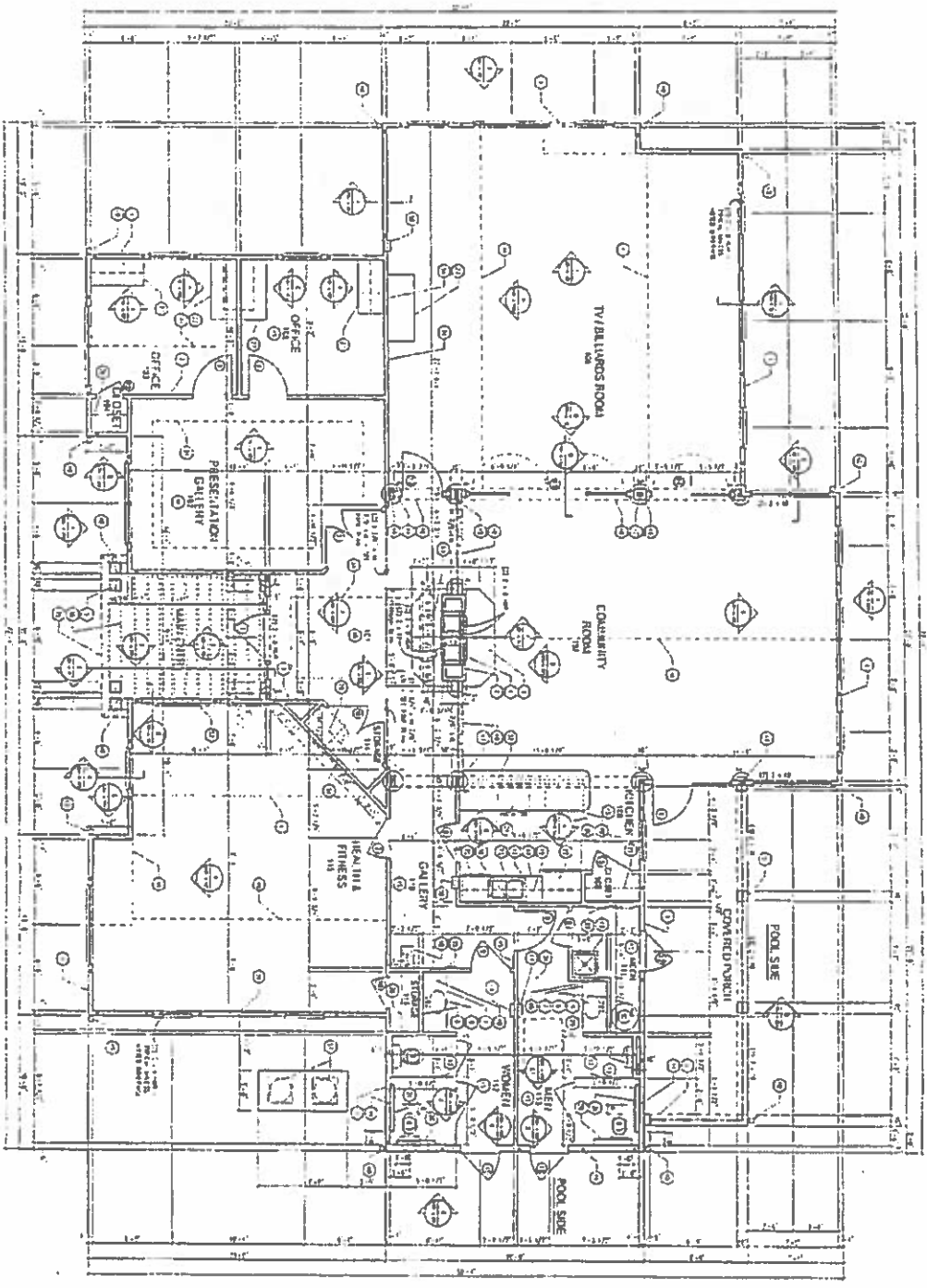
NO.	DATE	DESCRIPTION	BY	CHECKED
1	11/11/11	PRELIMINARY		
2	11/11/11	REVISED		
3	11/11/11	REVISED		
4	11/11/11	REVISED		
5	11/11/11	REVISED		
6	11/11/11	REVISED		
7	11/11/11	REVISED		
8	11/11/11	REVISED		
9	11/11/11	REVISED		
10	11/11/11	REVISED		



CLARK, GEER, LATHROP & ASSOCIATES, P.A.
ENGINEERS ARCHITECTS
711 Poplar Avenue
Memphis, TN 38102
Phone: (901) 525-8100
Fax: (901) 525-8101

SEA PILES AT SON SECOUR
SANDHURST
PAGE 1
ADDRESSING PLAN
C-13

2x11 100



First Floor Plan

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
 3. ALL WALLS SHALL BE 1/2" GYPSUM BOARD ON STUDS.
 4. ALL FLOORS SHALL BE 1/2" GYPSUM BOARD ON JOISTS.
 5. ALL CEILING SHALL BE 1/2" GYPSUM BOARD ON RAFTERS.
 6. ALL DOORS SHALL BE 1 3/4" SOLID CORE WITH 2 1/2" MINIMUM CLEARANCE UNDER DOOR.
 7. ALL WINDOWS SHALL BE 1 1/4" DOUBLE GLAZED WITH 2 1/2" MINIMUM CLEARANCE UNDER WINDOW.
 8. ALL EXTERIOR WALLS SHALL BE 8" CMU WITH 1/2" GYPSUM BOARD ON INSIDE.
 9. ALL EXTERIOR ROOF SHALL BE 4" POLYSTYRENE INSULATION ON TOP OF 8" CMU.
 10. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN THE MECHANICAL ROOM.
 11. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN THE ELECTRICAL ROOM.
 12. ALL TELEPHONE EQUIPMENT SHALL BE INSTALLED IN THE TELEPHONE ROOM.
 13. ALL FIRE ALARMS SHALL BE INSTALLED IN THE FIRE ALARM ROOM.
 14. ALL SMOKE DETECTORS SHALL BE INSTALLED IN THE SMOKE DETECTOR ROOM.
 15. ALL SECURITY SYSTEMS SHALL BE INSTALLED IN THE SECURITY ROOM.
 16. ALL ACCESS CONTROL SYSTEMS SHALL BE INSTALLED IN THE ACCESS CONTROL ROOM.
 17. ALL ELEVATOR SYSTEMS SHALL BE INSTALLED IN THE ELEVATOR ROOM.
 18. ALL STAIRWAYS SHALL BE 44" WIDE WITH 4" TREADS AND 6" RISERS.
 19. ALL STAIRWAYS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
 20. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE ADA.
 21. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE IBC.
 22. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE IFC.
 23. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE IFB.
 24. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE IFC.
 25. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE IFB.
 26. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE IFC.
 27. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE IFB.
 28. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE IFC.
 29. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE IFB.
 30. ALL STAIRWAYS SHALL BE 100% COMPLIANT WITH THE IFC.

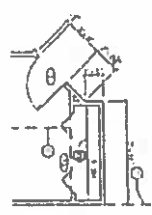
SEA PINES AT
 BON SECOUR
 FOLEY, ALABAMA



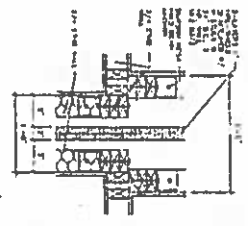
HARRISON FRENCH ASSOCIATES, INC.
 Architects Engineers Planners Landscape Architects
 1000 15th Street, Suite 1000
 Birmingham, AL 35202
 Phone: (205) 990-1100
 Fax: (205) 990-1101
 Website: www.hfassoc.com

Architectural Title
 Project Name
 Project Location
 Project Number
 Project Date
 Project Status
 Project Manager
 Project Designer
 Project Checker
 Project Approver

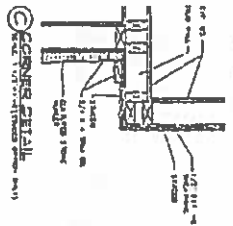
100 - A-102



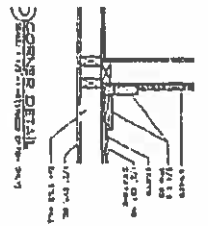
ALTERNATIVE PLAN
of WINDOW



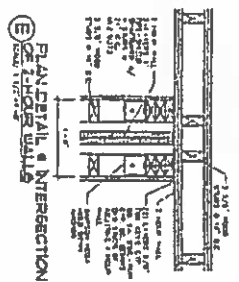
PLAN DETAIL
of WINDOW INTERSECTION



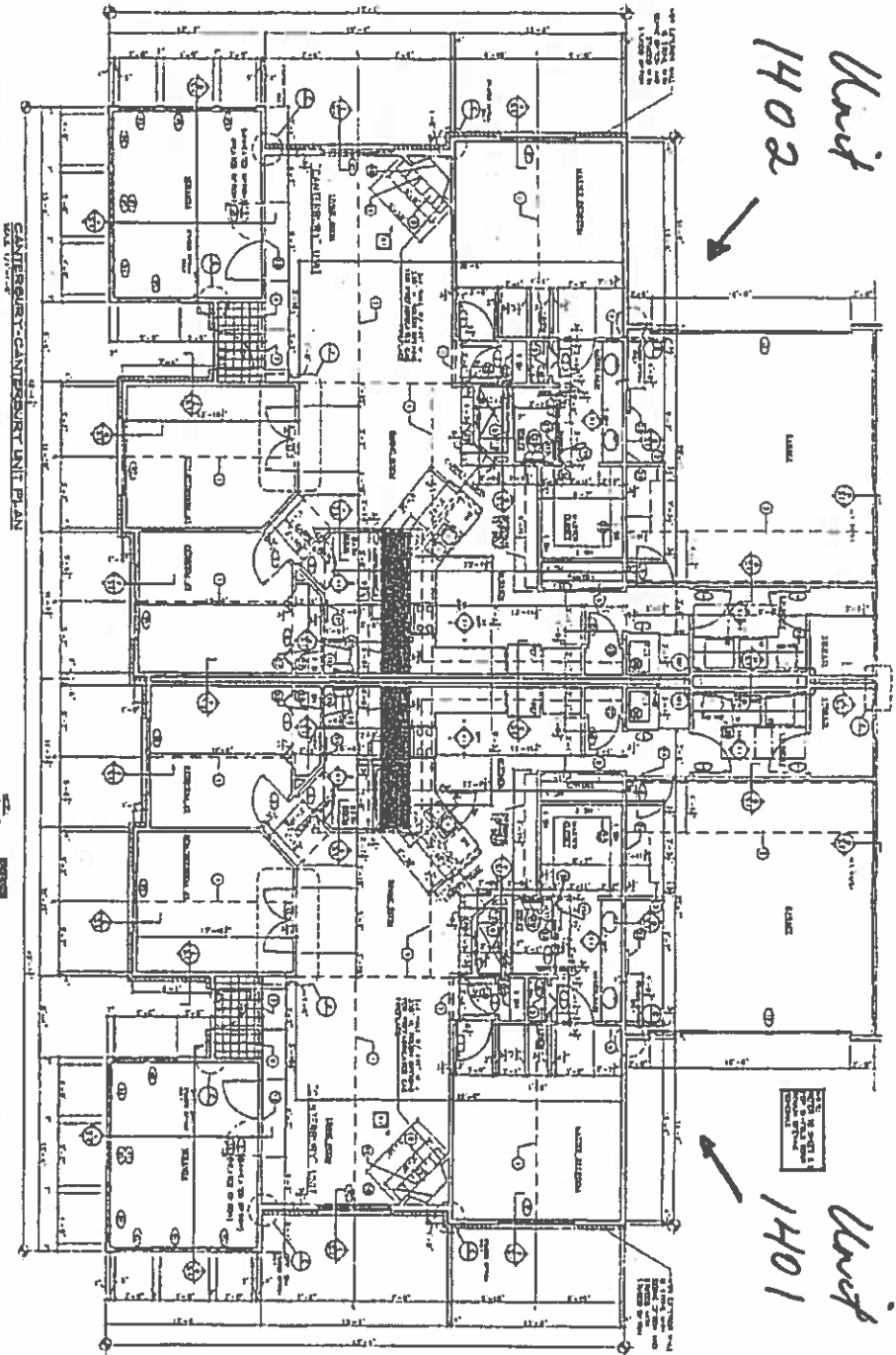
SECTION DETAIL
of WINDOW



SECTION DETAIL
of WINDOW



PLAN DETAIL
of WINDOW INTERSECTION

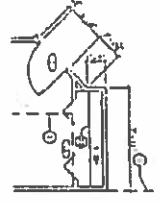


Unit 1402

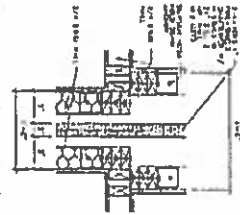
Unit 1401

- EXCERPT FROM GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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 19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

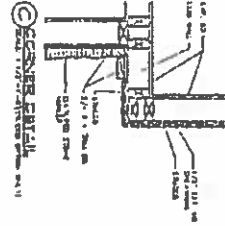
<p>3 IEC</p>	<p>PROFESSIONAL RECORDS INDEX</p> <p>PROJECT NO. 1402/1401</p> <p>DATE: 11/11/11</p> <p>SCALE: AS SHOWN</p>	<p>HARRISON FRENCH & ASSOCIATES, LTD.</p> <p>Architects, Engineers, Planners, Landscape Architects</p> <p>450 S.W. A Street, Suite 201 Phone (478) 275-7290 Doonville, Alabama 37012 Fax (478) 275-8436</p> <p>www.harrisonfrench.com</p>	<p>SEA PINES AT BON SECOUR FOLEY, ALABAMA</p> <p>Project Number: 1402/1401</p>
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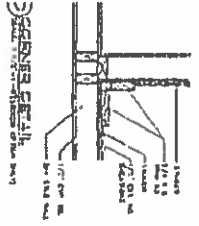
**A) ALTERNATE PLAN
OF STORAGE**



**PLAN DETAIL & INTERSECTION
FLOOR WALL PARTITIONS**



C) SCENERY DETAIL

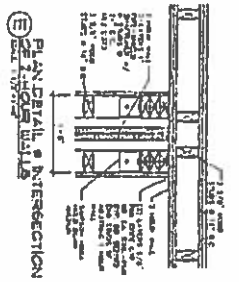
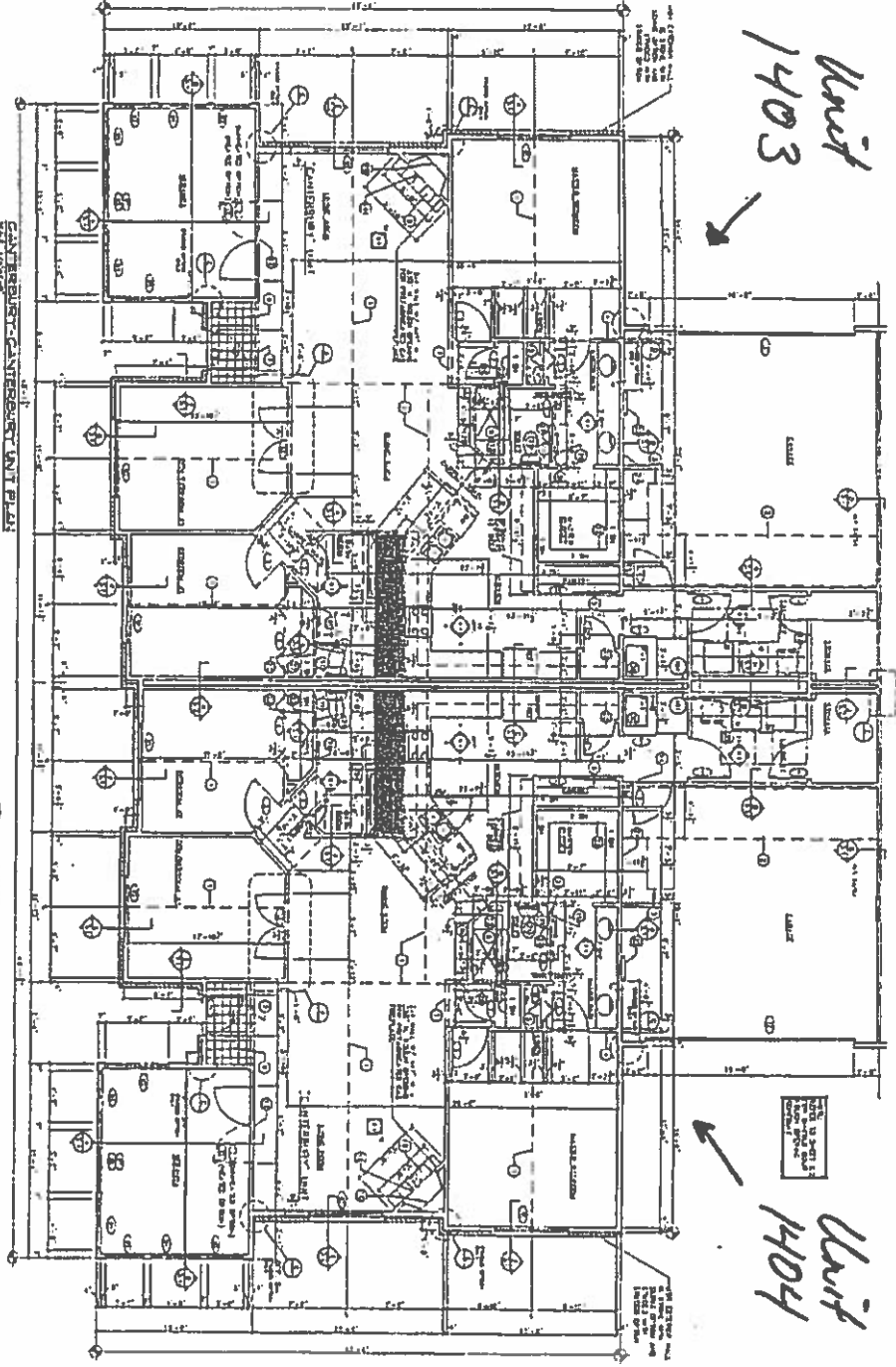


D) SCENERY DETAIL

*Unit
1403*



*Unit
1404*



**E) PLAN DETAIL & INTERSECTION
FLOOR WALL PARTITIONS**

<p>NOTES</p> <p>1. SEE PLAN FOR DIMENSIONS AND FINISHES.</p> <p>2. SEE PLAN FOR DIMENSIONS AND FINISHES.</p>	<p>REVISIONS</p> <p>NO. DATE BY</p>
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- REVISIONS**
1. SEE PLAN FOR DIMENSIONS AND FINISHES.
 2. SEE PLAN FOR DIMENSIONS AND FINISHES.
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 19. SEE PLAN FOR DIMENSIONS AND FINISHES.
 20. SEE PLAN FOR DIMENSIONS AND FINISHES.

<p>CONTRACTOR'S CHECK</p> <p>DATE: _____</p> <p>BY: _____</p>	<p>HARRISON FRENCH ASSOCIATES, L.P.</p> <p>Architects Engineers Planners Landscape Architects</p> <p>150 E.W. A Street, Suite 201 Birmingham, Alabama 35212 www.harrisonfrench.com</p>	<p>SEA PINES AT BON SECOUR FOLEY, ALABAMA</p>

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.

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 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.

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

V. R. Geer, Jr., P.E. (1916 - 1994)
D. A. Lippold, P. E.
J. E. Nail, P.E.
R. A. Cummings, P.E.
D. S. Carrier, P.L.S.
P. S. Wilson, A.I.A.

February 12, 2008

Partridge Smith LLC
Attn: Justin Parsons
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. 13 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 12TH day of FEBRUARY, 2008.



Thomas E. Latham-P.E.
Ala. Reg. No. 14427





D. Scott Carrier-P.L.S.
Ala. Reg. No. 24327

