

EXHIBIT "C"
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, and fifth 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 sixth and seventh 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 eighth 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 none.
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, and fifth 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 ninth following page.

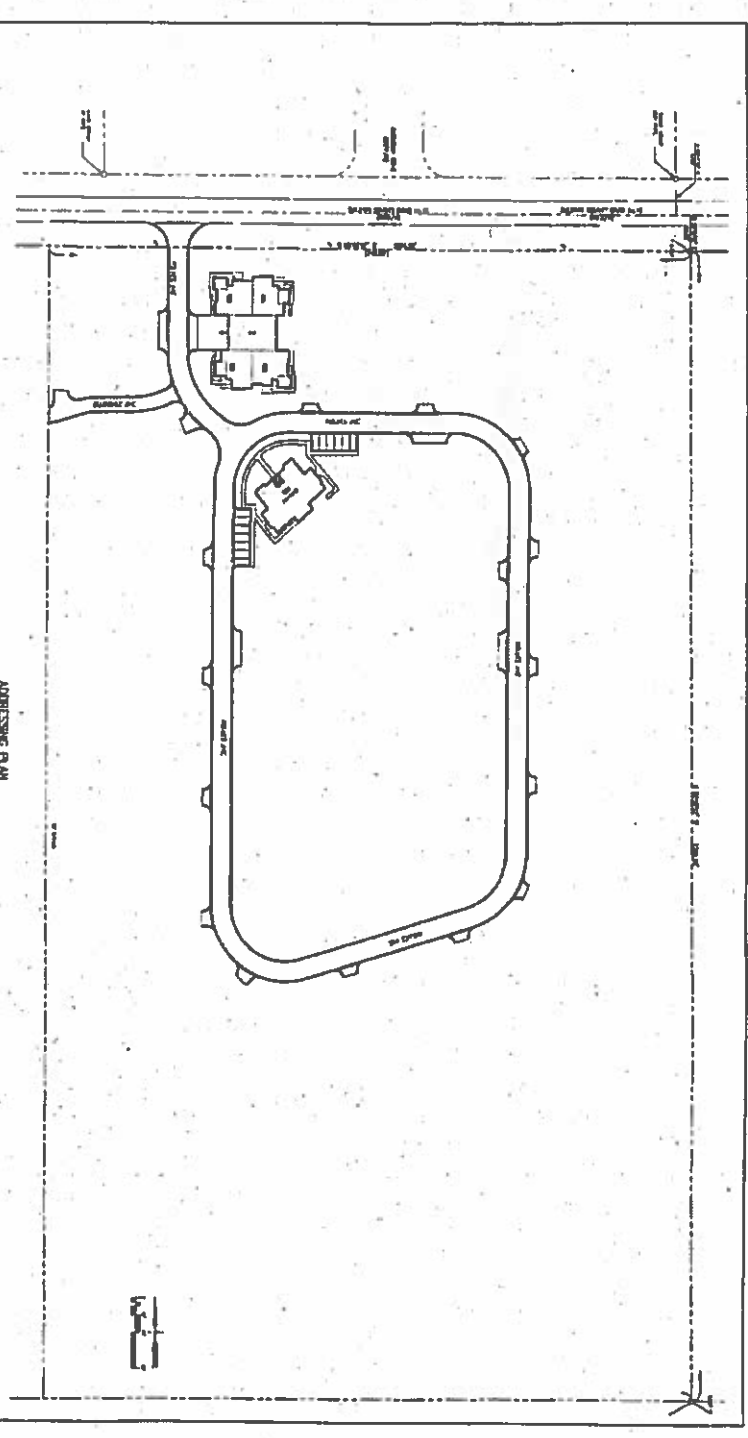
16. Any units in which the declarant has reserved the right to create additional units or common elements described in Ala. Code, § 35-8A-210(c) (1975) identified appropriately are none.
17. A certification by an independent registered engineer or registered architect that the plat and plan contains all information that is required by Ala. Code, § 35-8A-209 (1975) is set forth on the tenth following page.

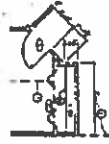
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CLARE GREEN LATHAM
 ARCHITECTS
 1000 BROADWAY
 NEW YORK, N.Y. 10003
 TEL. (212) 677-1000
 FAX (212) 677-1001

541 NORTH 37th STREET
 PHOENIX, ARIZONA
 85018
 TEL. (602) 944-1111
 FAX (602) 944-1112

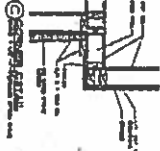




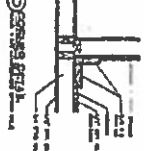
① ALL WINDOW & DOOR FRAMES TO BE SET IN CONCRETE



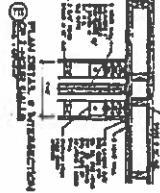
② MAIN FR. & INTERIOR WALLS SHALL BE CONCRETE



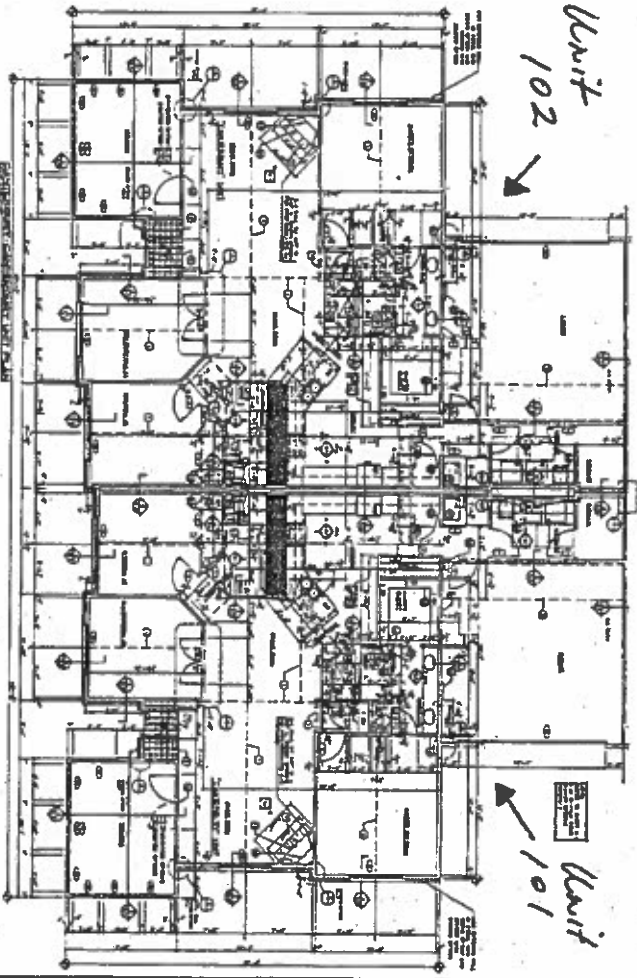
③ INTERIOR WALLS SHALL BE CONCRETE



④ INTERIOR WALLS SHALL BE CONCRETE

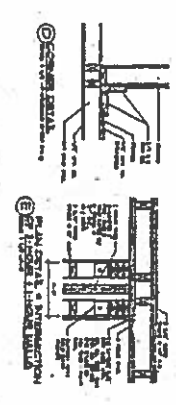
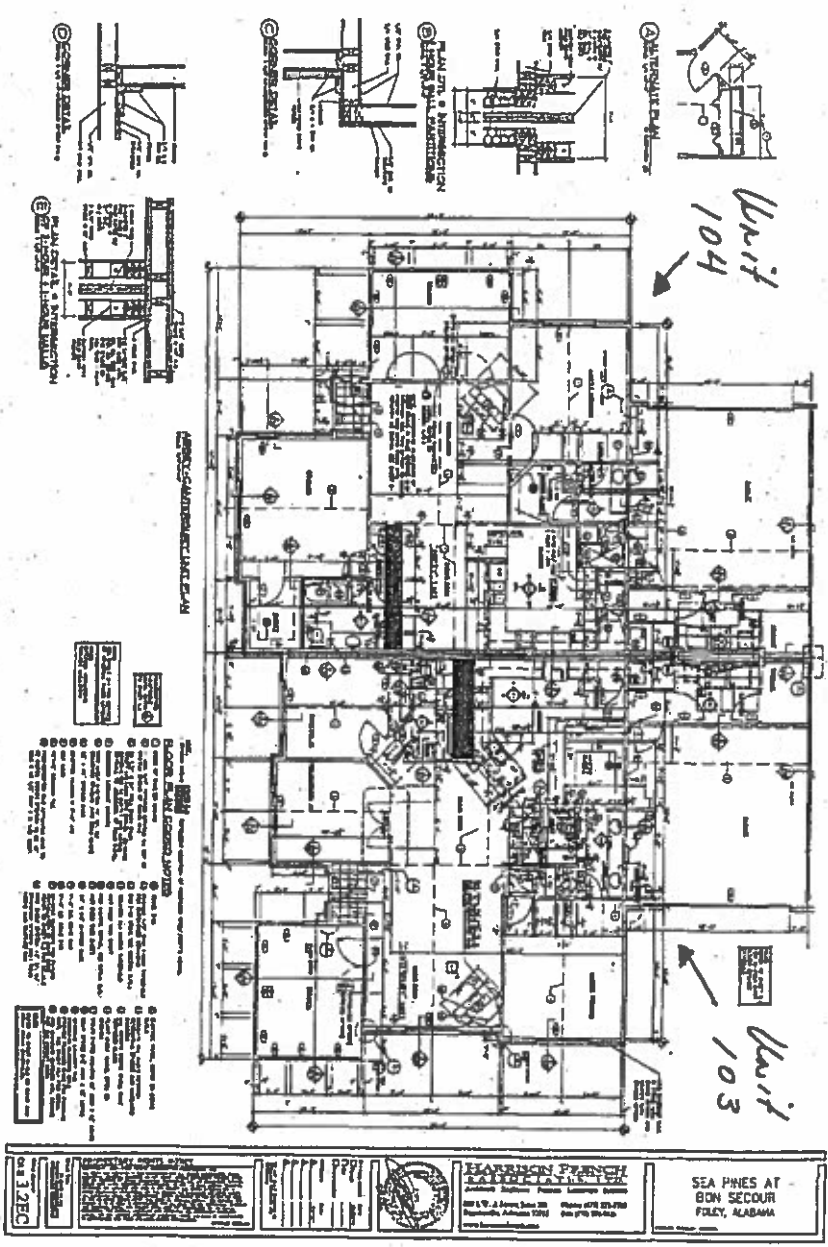


⑤ ALL INTERIOR WALLS SHALL BE CONCRETE



- NOTES:**
1. ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
 2. ALL REINFORCING SHALL BE #4 BARS.
 3. ALL WALLS SHALL BE 8" THICK CONCRETE.
 4. ALL FLOORS SHALL BE 4" THICK CONCRETE ON 2" POLYSTYRENE INSULATION.
 5. ALL CEILING SHALL BE 12" THICK CONCRETE.
 6. ALL DOORS SHALL BE 1 3/4" THICK SOLID CORE.
 7. ALL WINDOWS SHALL BE 2" MIN. INSULATION.
 8. ALL ROOFING SHALL BE 2" MIN. INSULATION.
 9. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN UNITS 101 & 102.
 10. ALL ELECTRICAL WIRING SHALL BE IN CONDUIT.
 11. ALL PIPING SHALL BE INSULATED.
 12. ALL FINISHES SHALL BE AS SHOWN ON SCHEDULE.
 13. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE BOOK.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND PLUMBING CODE.
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE.
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY EFFICIENCY CODE.
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SMOKE AND ALARM CODE.
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SOUND AND VIBRATION CODE.
 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES.
 22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL GREEN BUILDING CONSTRUCTION CONVENTION CODE.
 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CONTRACTORS ASSOCIATION CODE.
 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CONTRACTORS ASSOCIATION CODE.
 25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CONTRACTORS ASSOCIATION CODE.
 26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SOUND AND VIBRATION CONTRACTORS ASSOCIATION CODE.
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 40. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL GREEN BUILDING CONTRACTORS ASSOCIATION CODE.

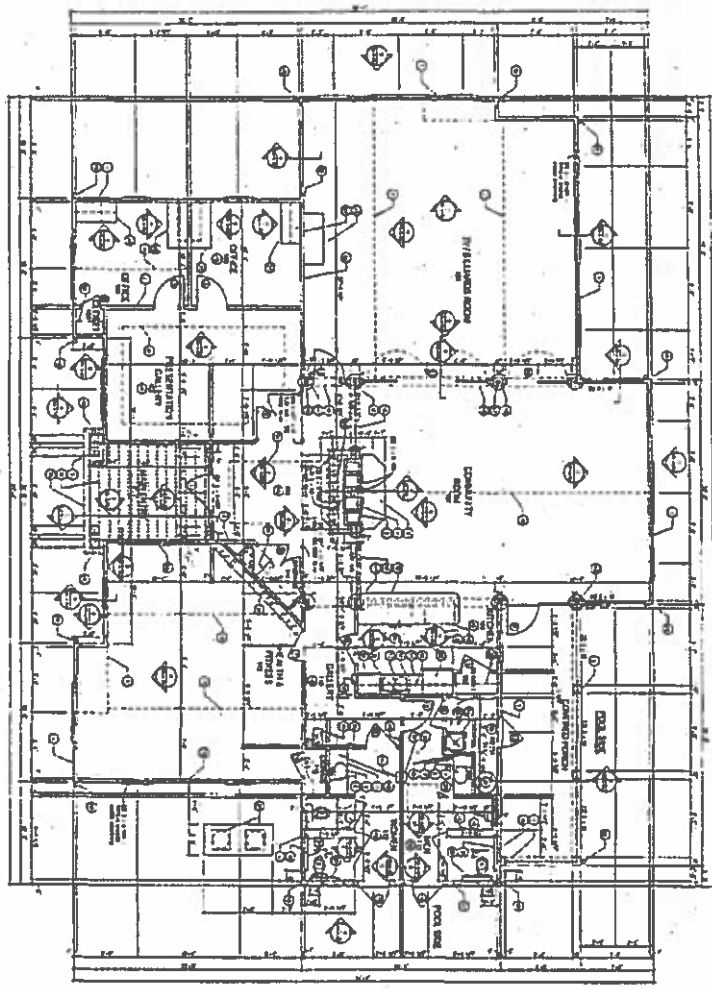
<p>SEA PINES AT BON SECOUR FOLLY, ALABAMA</p>	<p>HARRISON FRISCH ARCHITECTS</p> <p>101 S.W. Adams, Suite 80 Tomball, Alabama 37171</p> <p>Phone: 256-365-7700 Fax: 256-365-7700</p> <p>www.harrisonfrisch.com</p>	<p>DATE: 03/15/12</p> <p>SCALE: AS SHOWN</p>
		<p>PROJECT: SEA PINES AT BON SECOUR</p> <p>NO. 101 & 102</p>



- FLOOR PLAN SYMBOLS**
- 1. ROOM NO.
 - 2. ROOM NAME
 - 3. ROOM AREA
 - 4. ROOM VOLUME
 - 5. ROOM PERIMETER
 - 6. ROOM CENTERLINE
 - 7. ROOM CORNER
 - 8. ROOM MIDDLE
 - 9. ROOM EDGE
 - 10. ROOM INTERSECTION
 - 11. ROOM ADJACENCY
 - 12. ROOM ENTRY
 - 13. ROOM EXIT
 - 14. ROOM STAIR
 - 15. ROOM ELEVATOR
 - 16. ROOM HALL
 - 17. ROOM CORRIDOR
 - 18. ROOM LOBBY
 - 19. ROOM RECEPTION
 - 20. ROOM OFFICE
 - 21. ROOM CONFERENCE
 - 22. ROOM MEETING
 - 23. ROOM CLASSROOM
 - 24. ROOM LABORATORY
 - 25. ROOM WAREHOUSE
 - 26. ROOM GARAGE
 - 27. ROOM DRIVEWAY
 - 28. ROOM PARKING
 - 29. ROOM DRIVE
 - 30. ROOM ROAD
 - 31. ROOM HIGHWAY
 - 32. ROOM AIRPORT
 - 33. ROOM RAILROAD
 - 34. ROOM BRIDGE
 - 35. ROOM TUNNEL
 - 36. ROOM CANAL
 - 37. ROOM DRAINAGE
 - 38. ROOM SEWER
 - 39. ROOM WATER
 - 40. ROOM GAS
 - 41. ROOM ELECTRIC
 - 42. ROOM TELEPHONE
 - 43. ROOM CABLE
 - 44. ROOM FIBER
 - 45. ROOM ANTENNA
 - 46. ROOM RADAR
 - 47. ROOM SATELLITE
 - 48. ROOM GPS
 - 49. ROOM LIDAR
 - 50. ROOM SONAR
 - 51. ROOM THERMISTOR
 - 52. ROOM PHOTOGRAPHIC
 - 53. ROOM VIDEO
 - 54. ROOM AUDIO
 - 55. ROOM OPTICAL
 - 56. ROOM MECHANICAL
 - 57. ROOM ELECTRICAL
 - 58. ROOM PLUMBING
 - 59. ROOM HVAC
 - 60. ROOM FIRE
 - 61. ROOM SAFETY
 - 62. ROOM SECURITY
 - 63. ROOM ACCESS
 - 64. ROOM LOCK
 - 65. ROOM KEY
 - 66. ROOM CARD
 - 67. ROOM BIOMETRIC
 - 68. ROOM FACIAL
 - 69. ROOM VOICE
 - 70. ROOM IRIS
 - 71. ROOM FINGER
 - 72. ROOM PUPIL
 - 73. ROOM HAIR
 - 74. ROOM SKIN
 - 75. ROOM BLOOD
 - 76. ROOM SWEAT
 - 77. ROOM TEARS
 - 78. ROOM SALIVA
 - 79. ROOM URINE
 - 80. ROOM FECES
 - 81. ROOM HAIR
 - 82. ROOM NAILS
 - 83. ROOM TEETH
 - 84. ROOM EYES
 - 85. ROOM EARS
 - 86. ROOM NOSE
 - 87. ROOM MOUTH
 - 88. ROOM THROAT
 - 89. ROOM LUNGS
 - 90. ROOM HEART
 - 91. ROOM STOMACH
 - 92. ROOM INTESTINE
 - 93. ROOM BLADDER
 - 94. ROOM UTERUS
 - 95. ROOM VAGINA
 - 96. ROOM PENIS
 - 97. ROOM TESTIS
 - 98. ROOM OVARY
 - 99. ROOM SPERM
 - 100. ROOM EGG

	HARRISON FRENCH Licensed Professional Engineer State of Alabama, License No. 12345	SEA PHOS AT BON SECOUR FOLEY, ALABAMA
	1000 N. 1st Street, Suite 200 Foley, Alabama 36525 Phone: 904.271.1234 Fax: 904.271.5678	

2x if 100



First Floor Plan
Scale 1/8" = 1'-0"

- NOTES:**
1. See General Notes on Sheet 100-A-101.
 2. All work to be in accordance with the specifications and drawings.
 3. All materials to be of the highest quality and approved by the architect.
 4. All work to be completed within the specified time schedule.
 5. All work to be done in accordance with the latest editions of the building codes.
 6. All work to be done in accordance with the latest editions of the manufacturer's instructions.
 7. All work to be done in accordance with the latest editions of the industry standards.
 8. All work to be done in accordance with the latest editions of the local ordinances.
 9. All work to be done in accordance with the latest editions of the state regulations.
 10. All work to be done in accordance with the latest editions of the federal laws.

100-A-102
Drawing

<p>SEA PINES AT BON SECOUR</p> <p>FOLEY, ALABAMA</p>	<p>ESCON</p> <p>INCORPORATED</p> <p>1000 N. GULF BLVD. MOBILE, ALA. 36688</p>	<p>HARRISON FRITCH</p> <p>ARCHITECTS</p> <p>1000 N. GULF BLVD., SUITE 100 MOBILE, ALABAMA 36688</p> <p>PHONE: (904) 686-1111 FAX: (904) 686-1112</p>
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THOSE CERTAIN PARCELS OF REAL PROPERTY LOCATED IN
BALDWIN COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS, ARE SUBJECT TO THE DEVELOPMENT RIGHT:

A. 22.28 ACRE PARCEL.

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

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 456.16
FEET TO A POINT; THENCE SOUTH A DISTANCE OF 228.85 FEET TO THE
POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED. THENCE
SOUTH 41°35'22" EAST A DISTANCE OF 125.00 FEET TO A POINT; THENCE
SOUTH 48°24'38" WEST A DISTANCE OF 85.00 FEET TO A POINT; THENCE
NORTH 41°35'22" WEST A DISTANCE OF 125.00 FEET TO A POINT; THENCE
NORTH 48°24'38" EAST A DISTANCE OF 85.00 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.

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

782 Downtowner Loop West • Mobile, Alabama 36608 • 251/344-7073 • FAX 251/343-8179

J. M. Clark, P.E., Chairman
T. E. Latham, P.E., President
T. B. Clark, P.E., Exec. V. Pres.
Linda 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. Nall, P.E.
R. A. Cummings, P.E.
D. S. Carrier, P.L.S.
P. S. Wilson, A.I.A.

August 24, 2007

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 2 (104 Holmes Ave) and the Clubhouse (100 Holmes Ave) as constructed at the Sea Pines at Bon Secour condominium development are in unshaded Zone "X" lying outside the 500-year floodplain as indicated on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 01003CD933L dated July 17, 2007 (revised).

Sincerely,

Clark, Geer, Latham & Associates, Inc.


Robert A. Cummings, P.E.



CERTIFICATION OF ENGINEER

I, the undersigned, Robert A. Cummings, a licensed engineer in the State of Alabama, hereby certify that to the best of my knowledge 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).

Robert A. Cummings PE
ROBERT A. CUMMINGS

Subscribed and sworn to before me, this 27 day of Aug., 2007.

A. Kaye Anne
Notary Public
My Commission Expires: 3-15-08

