

**SECOND AMENDED DECLARATION OF CONDOMINIUM**  
**OF**  
**THE RIDGE, LLC, A CONDOMINIUM**

State of Alabama, Baldwin County  
I certify this instrument was filed  
and taxes collected on:

2003 January -27 3:58PM

Instrument Number 706704 Pages 11

Recording 33.00 Mortgage

Deed Min Tax

Index DP 1.00

Archive 3.00

Adrian T. Johns, Judge of Probate

THIS SECOND AMENDED DECLARATION is made on this the 27th day of January, 2003, by THE RIDGE, LLC, an Alabama Limited Liability Company, hereinafter called the "Developer", for itself, its successors, grantees and assigns.

**RECITALS**

WHEREAS, the Developer has established a condominium pursuant to the provisions of the Alabama Uniform Condominium Act of 1991, § 35-8A-101, et seq., Code of Alabama, 1975, as amended. The Condominium is known as The Ridge, a Condominium, and the Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 648393, pages 1-127; and the First Amended Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 688263, pages 1-9;

AND WHEREAS, the Developer proposes to develop the Condominium in multiple phases;

AND WHEREAS, the Developer has previously reserved the right to amend the Declaration pursuant to the express reservations of certain declarant rights relative to the addition of additional units to the condominium, among others;

AND WHEREAS, the Declaration of Condominium shall be effectively amended as of the date of the recording of this Second Amended Declaration;

706704

WHEREFORE, the Developer, hereby make the following Second Amended Declaration, to-wit:

(1) By amending Section 5.12 of the Declaration to include the following paragraphs:

"8. Unit 1301 is a one (1) story, two (2) bedroom, two (2) bath Unit, containing kitchen, dining and living areas totaling approximately one thousand ninety-eight (1098) square feet, a garage containing approximately two hundred sixty (260) square feet, and a porch, twenty-four (24) square feet, and patio, ninety-six (96) square feet, serving the Unit as Limited Common Elements.

9. Unit 1302 is a two (2) story, three (3) bedroom, two and one-half (2.5) bath Unit, containing kitchen, dining and living areas, totaling approximately one thousand two hundred twenty-seven (1227) square feet, and a porch, twenty-four (24) square feet, and patio, ninety-six (96) square feet, both serving the Unit as Limited Common Elements.

10. Unit 1303 is a two (2) story, three (3) bedroom, two and one-half (2.5) bath Unit, containing kitchen, dining and living areas, totaling approximately one thousand four hundred seventy-five (1475) square feet, a garage containing approximately two hundred forty-three (243) square feet, a front porch containing approximately twenty-four (24) square feet, a rear porch containing approximately one hundred twenty-eight (128) square feet, and a patio containing approximately ninety-six (96) square feet, the porches and patio serving the Unit as limited common elements.

11. Unit 1304, is a one (1) story, three (3) bedroom, two (2) bath Unit, containing kitchen, dining and living areas, totaling approximately one thousand three hundred eighty-nine square feet, a front porch containing approximately fifteen (15) square feet, and a patio containing approximately ninety-six (96) square feet, the porches and patio serving the Unit as limited common elements."

2. By amending Exhibit "B" by adding a revised plat of the Condominium and drawings depicting the vertical unit boundaries and horizontal unit boundaries for Units 1301, 1302, 1303 and 1304, attached as Exhibit "B-2".

3. By amending and substituting Exhibit "F" of the Declaration with the attached Exhibit "F-2" entitled Second Amended Ownership of Common Elements.

4. By amending Exhibit "G" to include a Current Projected Operating Budget for 2003 and establishing a monthly fee rate for Unit 1301, 1302, 1303 and 1304, attached as Exhibit "G-2"

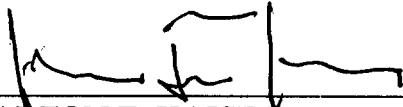
5. By amending Exhibit "H" to include a Certificate of Substantial Completion and a Certificate of Occupancy for Units 1301, 1302, 1303 and 1304, attached as Exhibit "H-2".

Other than as stated herein, the Declaration previously filed shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer, THE RIDGE, LLC, by and through its duly authorized manager, has caused this instrument to be executed under seal on this the

21<sup>st</sup> day of January, 2003.

THE RIDGE, LLC  
An Alabama Limited Liability Company

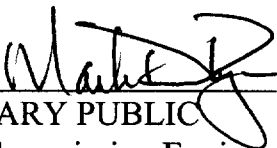
  
\_\_\_\_\_  
BARTON E. KAISER  
Its Managing Member

STATE OF ALABAMA

COUNTY OF BALDWIN

I, MARK D. RYAN, a Notary Public in and for said County, in said State, hereby certify that BARTON E. KAISER, whose name as Managing Member of THE RIDGE, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this Amended Declaration of Condominium, he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 27<sup>th</sup> day of January, 2002.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/19/04

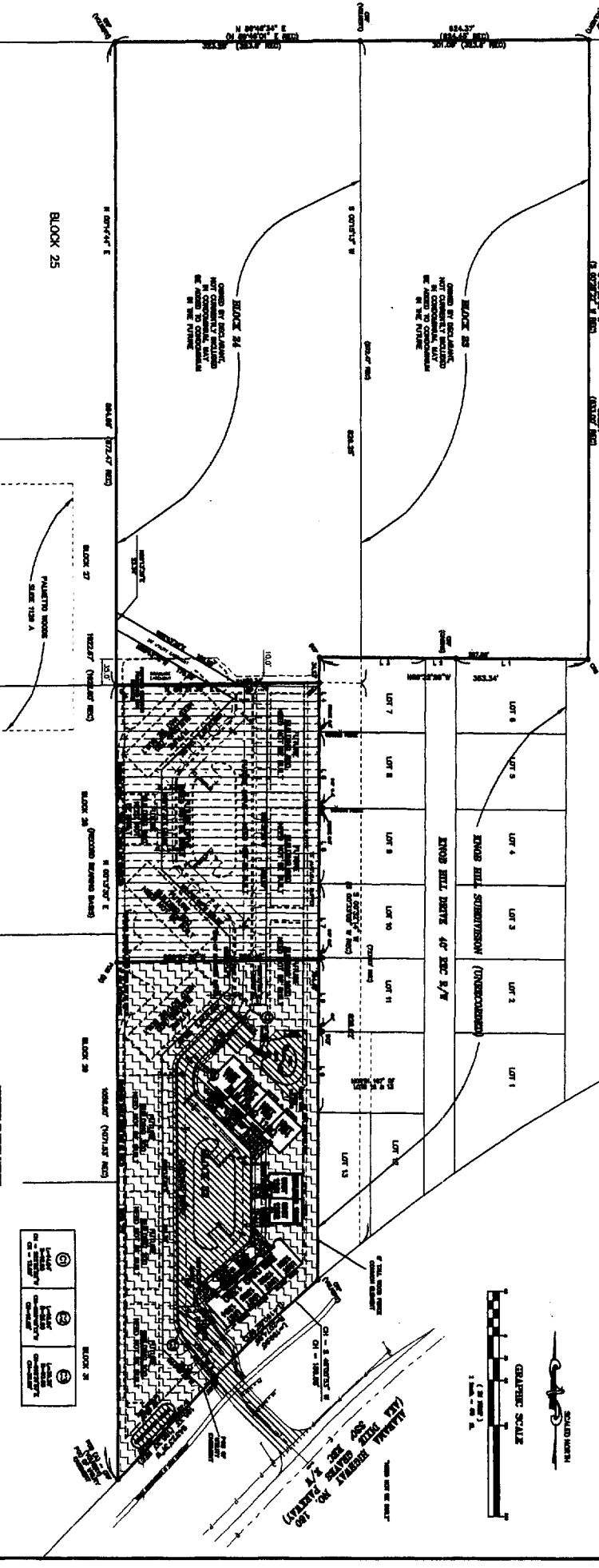
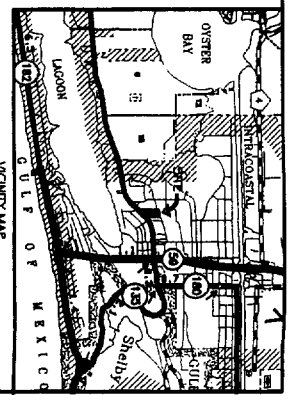
THE RIDGE, A CONDOMINIUM



STATE OF ALABAMA  
 JOHN W. PETERSON  
 LICENSE NO. 19047  
 11-03

LEGEND

	Proposed Building Footprint
	Proposed Building Foundation
	Proposed Building Structure
	Proposed Building Exterior Wall
	Proposed Building Interior Wall
	Proposed Building Roof
	Proposed Building Floor
	Proposed Building Ceiling
	Proposed Building Staircase
	Proposed Building Elevator Shaft
	Proposed Building Utility Shaft
	Proposed Building Mechanical Room
	Proposed Building Electrical Room
	Proposed Building Telephone Room
	Proposed Building Storage Room
	Proposed Building Parking Space
	Proposed Building Driveway
	Proposed Building Walkway
	Proposed Building Ramp
	Proposed Building Terrace
	Proposed Building Balcony
	Proposed Building Deck
	Proposed Building Pool
	Proposed Building Spa
	Proposed Building Hot Tub
	Proposed Building Fencing
	Proposed Building Gate
	Proposed Building Sign
	Proposed Building Light Fixture
	Proposed Building Air Conditioning Unit
	Proposed Building Heating Unit
	Proposed Building Water Heater
	Proposed Building Sump Pump
	Proposed Building Generator
	Proposed Building Security System
	Proposed Building Fire Alarm System
	Proposed Building Sprinkler System
	Proposed Building Fire Extinguisher
	Proposed Building Fire Escape
	Proposed Building Fire Exit
	Proposed Building Fire Alarm Pull Station
	Proposed Building Fire Alarm Control Panel
	Proposed Building Fire Alarm Notification Appliance
	Proposed Building Fire Alarm Control Panel Battery
	Proposed Building Fire Alarm Control Panel Manual Reset Button
	Proposed Building Fire Alarm Control Panel Test Button
	Proposed Building Fire Alarm Control Panel Trouble Alarm
	Proposed Building Fire Alarm Control Panel Alarm Silence Button
	Proposed Building Fire Alarm Control Panel Alarm Acknowledge Button
	Proposed Building Fire Alarm Control Panel Alarm Reset Button
	Proposed Building Fire Alarm Control Panel Alarm Silence/Reset Button
	Proposed Building Fire Alarm Control Panel Alarm Acknowledge/Reset Button
	Proposed Building Fire Alarm Control Panel Alarm Silence/Acknowledge/Reset Button



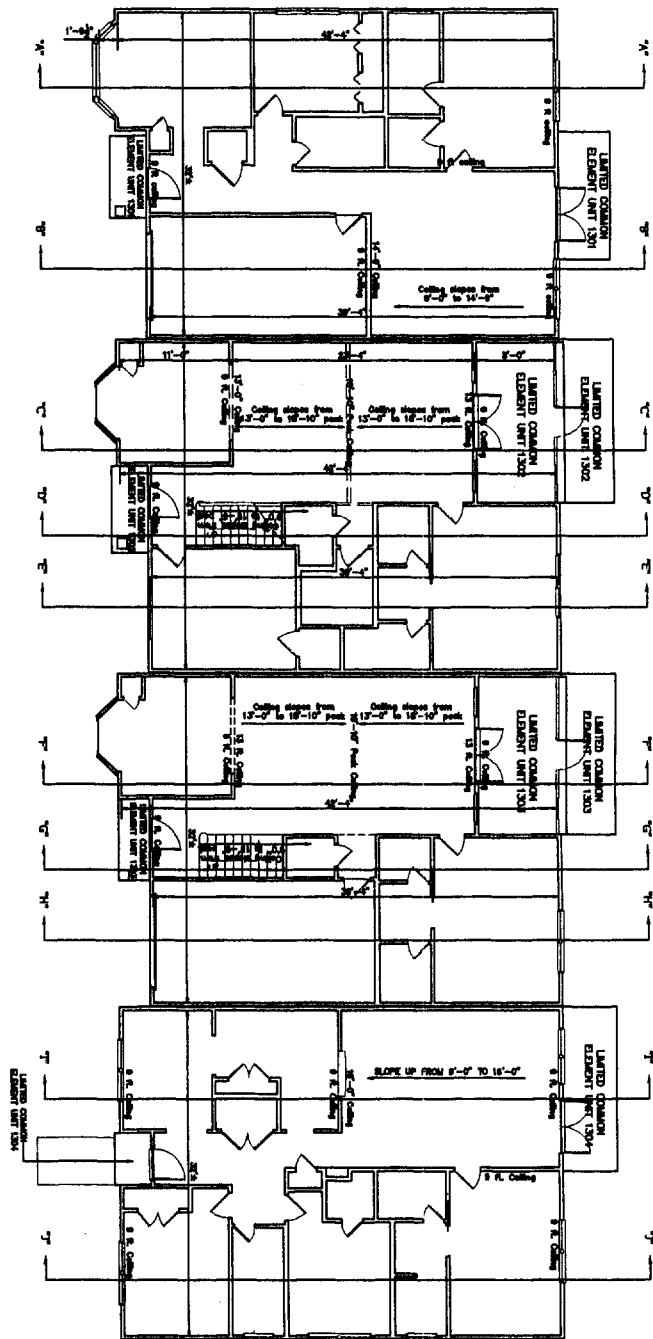
THIS IS NOT A SURVEY

TABLE OF CONDOMINIUM INTERESTS

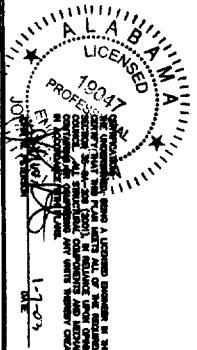
UNIT NO.	OWNER	INTEREST
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...

THIS IS NOT A SURVEY

JOHN W. PETERSON & Co. LLC  
 THE RIDGE, A CONDOMINIUM



VERTICAL UNIT BOUNDARIES  
SCALE 3/8"=1'-0"

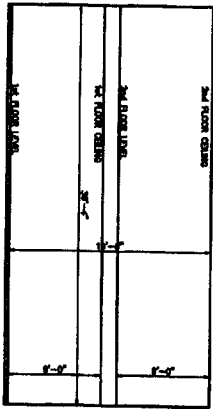
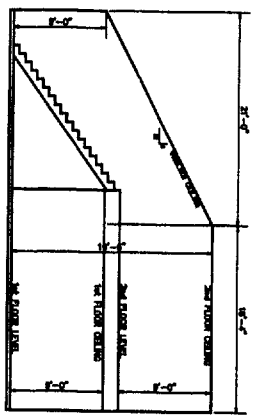
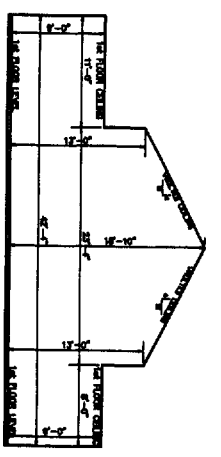
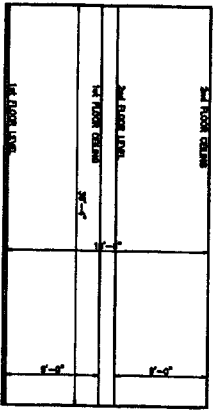
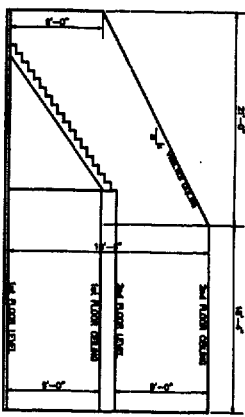
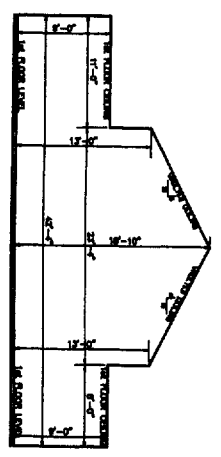
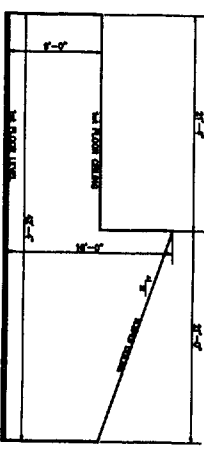
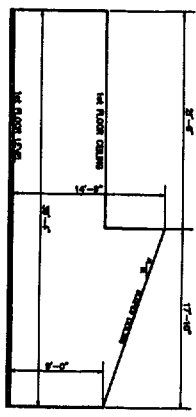
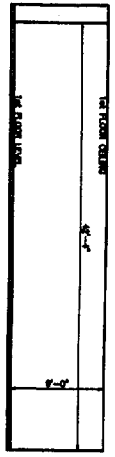


CONDOMINIUM PLAN FOR:  
**THE RIDGE**  
**BUILDING 1300**  
 DATE: 1/1/03  
 SCALE: 3/8" = 1'-0"  
 SHEET NO. 3 OF 3

**John W. Peterson & Co., LLC**

ENGINEERING PLANNING CONSULTING

1315 S. COMMERCIAL DRIVE, SUITE 102B  
 P.O. BOX 840 FOLEY, ALABAMA 36536  
 phone (251) 970-3535 fax (251) 970-3837  
 EMAIL: jwpandco@guftal.com



**HORIZONTAL UNIT BOUNDARIES**



CONSTRUCTION: THIS LICENSED PROFESSIONAL ENGINEER HAS REVIEWED THE CONSTRUCTION DOCUMENTS FOR THE PROJECT OF ALABAMA, JOHN KENNEDY CENTER, AND HAS FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE ALABAMA CONSTRUCTION CODE AND THE ALABAMA CONSTRUCTION CODE REGULATIONS. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE CONSTRUCTION DOCUMENTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE CONSTRUCTION DOCUMENTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

DATE: 1-1-03

**JOHN W. PETERSON & Co., LLC.**  
ENGINEERING PLANNING CONSULTING

1315 S. COMMERCIAL DRIVE, SUITE 1028  
P.O. BOX 640 FOLEY, ALABAMA 36536  
phone (251) 970-3635 fax (251) 970-3637  
EMAIL: jwpandco@att.net

CONDOMINIUM PLAN FOR:  
**THE RIDGE**  
**BUILDING 1300**  
DATE: 1/1/03 DRAWN BY: JWP  
SCALE: 1/8" = 1'-0" CHECKED BY: JWP  
SITE LOC: 1315 S. COMMERCIAL DR., FOLEY, ALABAMA  
DATE: 1/1/03  
PROJECT: # 07-07-03  
SHEET NO. 8 OF 8

**OWNERSHIP OF COMMON ELEMENTS**

<b>Condominium Unit Number</b>	<b>Unit Square Footage</b>	<b>Ownership Factor For Each Unit</b>
1101	1160	0.0828334
1102	1711	0.1221793
1103	1573	0.1123250
1104	1389	0.0991859
1201	1098	0.0784061
1202	1389	0.0991859
1301	1098	0.0784061
1302	1722	0.1229648
1303	1475	0.1053270
1304	1389	0.0991859
<b>RESIDENTIAL TOTAL:</b>	<b>14,004</b>	<b>1.0000000</b>



THE RIDGE  
CONDO OWNER'S ASSOCIATION  
CURRENT PROJECTED OPERATING BUDGET FOR 2003

ASSUMES 10 COMPLETED UNITS & PHASE I INFRASTRUTURE ONLY
---

<u>INCOME:</u>	
Assessments	\$ 38,943
 <u>OPERATING EXPENSES:</u>	
Accounting	1,800
Cable television	3,840
Electricity	1,000
Insurance	11,277
Landscape - maintenance	5,580
Landscape - repairs	250
Landscape - water	1,911
Pool maintenance	2,500
Street lights	396
Telephone - pool	480
Garbage	504
Pest Control	1,080
Miscellaneous & contingency	2,500
Total Operating Expenses	33,118
 <u>Reserve &amp; replacement</u>	 5,825
 NET	 \$ -
 THE CURRENT MONTHLY PER UNIT FEE IS:	
1301	\$ 176
1302	\$ 255
1303	\$ 238
1304	\$ 211

**PROJECTED BUDGET USING ESTIMATED AMOUNTS ONLY. ESTIMATES ARE BASED ON COMPLETION OF BUILDINGS 1100,1200 & 1300 ONLY. ESTIMATES MAY VARY DEPENDING ON FUTURE DEVELOPMENT OF INFRASTRUCTURE , BUILDINGS, COMMON AREAS AND AMENITIES.**

*Certificate of Substantial Completion*

PROJECT:

(Name and address)

The Ridge Phase III - Building 1300  
Gulf Shores, AL

PROJECT NUMBER: 2044.3

CONTRACT FOR: Construction

CONTRACT DATE: December 12, 2002

TO OWNER:

The Ridge, L.L.C.  
P.O. Box 1318  
Gulf Shores, AL 36547

TO CONTRACTOR:

Reed Construction Company, LLC  
Bay Minette, AL 36507

(Name and address)

(Name and address)

OWNER	<input type="checkbox"/>
ARCHITECT	<input type="checkbox"/>
CONTRACTOR	<input type="checkbox"/>
FIELD	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

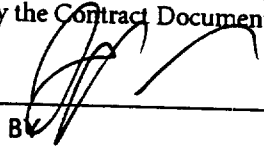
PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

AUTHENTICATION OF THIS ELECTRONICALLY DRAFTED AIA DOCUMENT MAY BE MADE BY USING AIA DOCUMENT D401.

Gatlin Hudson Architects

ARCHITECT



December 12, 2002

DATE OF ISSUANCE

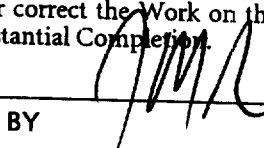
A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective:

The Contractor will complete or correct the Work on the list of items attached hereto within ( ) days from the above date of Substantial Completion.

Reed Construction Co.

CONTRACTOR



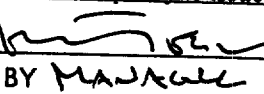
DATE

12-12-02

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at the time a Certificate of Occupancy is issued (time) on (date).

The Ridge, LLC

OWNER



DATE

12-12-02

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:



© 2000 AIA®  
AIA DOCUMENT G704-2000  
CERTIFICATE OF SUBSTANTIAL  
COMPLETION  
The American Institute of  
Architects  
1735 New York Avenue, N.W.  
Washington, D.C. 20006-5292

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# CERTIFICATE OF OCCUPANCY

## Department of Building Inspections City of Gulf Shores, AL

*This Certificate issued pursuant to the requirements of the Standard Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use. For the following:*

Use Classification CONDOMINIUM Group R2 Building Permit No. 9215  
Type Construction V Fire District N/A Legal Desc./Parcel No. BUILDING " 1300 "  
Owner of Building THE RIDGE, LLC Building Location 430 WEST FORT MORGAN RD  
Owner Address P.O. BOX 1318 GULF SHORES, ALABAMA 36547

  
Building Official

Date: JANUARY 2, 2005  
POST IN A CONSPICUOUS PLACE