

TENTH AMENDED DECLARATION OF CONDOMINIUM

OF

THE RIDGE, LLC, A CONDOMINIUM

THIS TENTH AMENDED DECLARATION is made on this the 7th day of November, 2005, 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 the Second Amended Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 706704, pages 1-11; and the Third Amended Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 786101, pages 1-13; and the Fourth Amended Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 853908, pages 1-16; and the Fifth Amended Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 864275, pages

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

2005 November - 7 11: 3AM

Instrument Number 934634 Pages 18
Recording 54.88 Mortgage
Deed Min Tax
Index DP 5.00
Archive
Adrian I. Johns, Judge of Probate

1-13; and the Sixth Amended Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 901097, pages 1-13; and the Seventh Amended Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 911422, pages 1-13; and the Eighth Amended Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 922995, pages 1-12; and the Ninth Amended Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 930675, pages 1-14.

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 Tenth Amended Declaration;

WHEREFORE, the Developer hereby makes the following Tenth Amended Declaration, to-wit:

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

"40. Unit 701 is a two (2) story, three (3) bedroom, two and one-half (2½) 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.

41. Unit 702 is a two (2) story, three (3) bedroom, two and one-half (2½) 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 square feet and a patio containing approximately ninety-six (96) square feet, the porches and patio serving the Unit as Limited Common Elements.

42. Unit 703 is a two (2) story, three (3) bedroom, two and one-half (2½) 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.

43. Unit 704 is a two (2) story, two (2) bedroom, two and one-half (2½) 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.

44. Unit 601 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, a porch containing approximately twenty-four (24) square feet, and patio containing approximately ninety-six (96) square feet, the porch and patio serving the Unit as Limited Common Elements.

45. Unit 602 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, a porch containing approximately twenty-four (24) square feet, and patio containing approximately ninety-six (96) square feet, the porch 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 701, 702, 703, 704, 601 and 602 attached hereto as Exhibit “B-10”.

3. By amending and substituting Exhibit “F” of the Declaration with the attached Exhibit “F-10” entitled Tenth Amended Ownership of Common Elements.

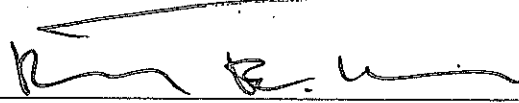
4. By amending Exhibit “G” to include a Current Projected Operating Budget for 2005 and establishing a monthly fee rate for Units 701, 702, 703, 704, 601 and 602 attached as Exhibit “G-10”.

5. By amending Exhibit "H" to include a Certificate of Substantial Completion for Units 701, 702, 703, 704, 601 and 602 attached as Exhibit "H-10".

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 7th day of November, 2005.

THE RIDGE, LLC
An Alabama Limited Liability Company


BARTON E. KAISER
Its Managing Member

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, in and for said county, in said State, hereby certify that on this 7th day of November, 2005, before me appeared Barton E. Kaiser, and the above-listed Members of THE RIDGE, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

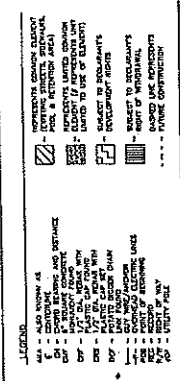
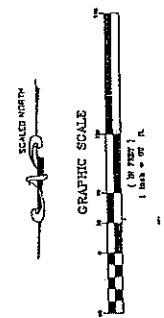
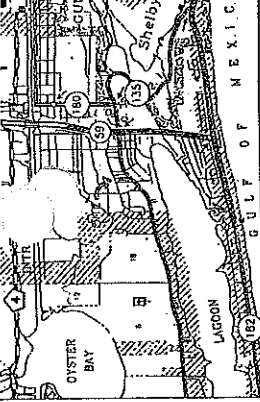

Notary Public

My commission expires on: 12/18/05

This instrument was prepared by:

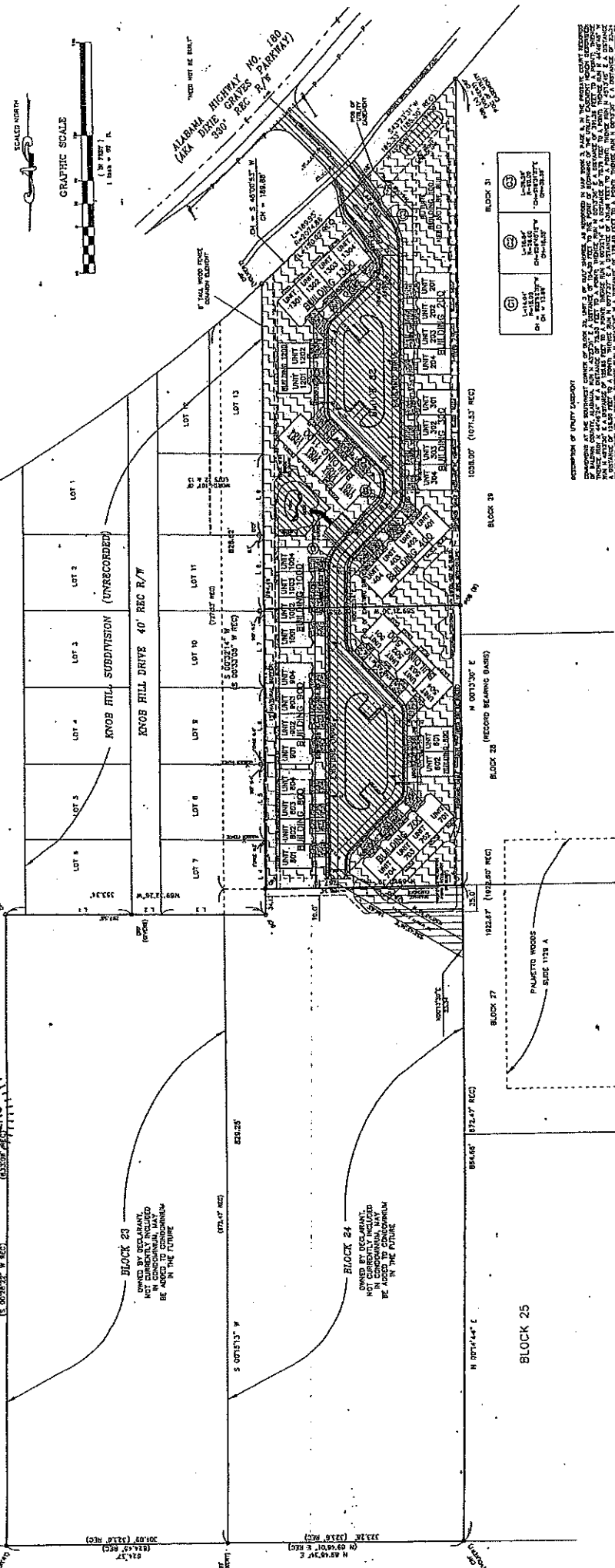
C. Britton Bonner, Esq.
Bonner Landreau Kingrea LLC
350 N. Alston Street
Foley, Alabama 36535
(251) 943-5727

THE RIDGE, A CONDOMINIUM



ABSTRACT
 THE UNDERSIGNED BEING A LICENSED ENGINEER IN THE STATE OF ALABAMA, DOES HEREBY CERTIFY THAT THIS PLAN MEETS ALL THE REQUIREMENTS OF THE CODE OF ALABAMA RELATIVE TO THE RECORDING OF ALL INSTRUMENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR WHICH MAY CONTAIN SUCH MECHANICAL SYSTEMS, AND IS SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH THE REQUIREMENTS OF SAID CODE.
 WITNESSED MY HAND AND THE SEAL OF MY OFFICE THIS 11th DAY OF JULY, 2015.
 JOHN W. BELCHER, P.E.

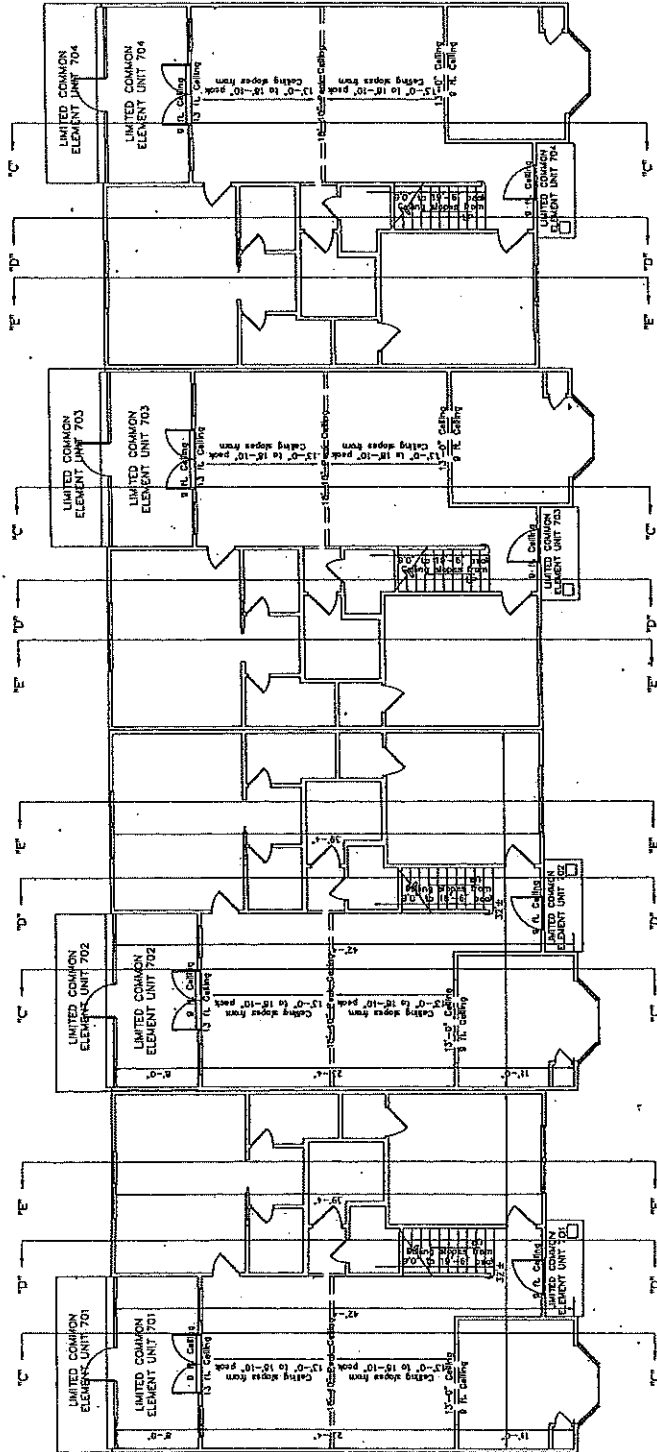
DESCRIPTION
 THIS PROPERTY WAS SEALED INTO THE FEDERAL ELEVATOR MARKING PROGRAM BY SAID ENGINEER AND SAID CONDO UNIT IS RECORDED JANUARY 3, 1983 AND FOUND TO BE IN ZONE C.



UNIT	OWNER	DATE
UNIT 101	WATSON	12/14/07
UNIT 102	WATSON	12/14/07
UNIT 103	WATSON	12/14/07
UNIT 104	WATSON	12/14/07
UNIT 105	WATSON	12/14/07
UNIT 106	WATSON	12/14/07
UNIT 107	WATSON	12/14/07
UNIT 108	WATSON	12/14/07
UNIT 109	WATSON	12/14/07
UNIT 110	WATSON	12/14/07
UNIT 111	WATSON	12/14/07
UNIT 112	WATSON	12/14/07
UNIT 113	WATSON	12/14/07
UNIT 114	WATSON	12/14/07
UNIT 115	WATSON	12/14/07
UNIT 116	WATSON	12/14/07
UNIT 117	WATSON	12/14/07
UNIT 118	WATSON	12/14/07
UNIT 119	WATSON	12/14/07
UNIT 120	WATSON	12/14/07
UNIT 121	WATSON	12/14/07
UNIT 122	WATSON	12/14/07
UNIT 123	WATSON	12/14/07
UNIT 124	WATSON	12/14/07
UNIT 125	WATSON	12/14/07
UNIT 126	WATSON	12/14/07
UNIT 127	WATSON	12/14/07
UNIT 128	WATSON	12/14/07
UNIT 129	WATSON	12/14/07
UNIT 130	WATSON	12/14/07

DESCRIPTION OF CONDOMINIUM PROPERTY SUBJECT TO ELEVATOR'S MARKING
 THIS PROPERTY IS NOT A SURVEY
 THE RIDGE, A CONDOMINIUM
 Lucido & Oliver, Inc.
 11000 Highway 90, Suite 100
 Jacksonville, FL 32216
 Phone: 904.735.1100
 Fax: 904.735.1101
 Email: info@lucidoandoliver.com
 Website: www.lucidoandoliver.com

THIS IS NOT A SURVEY



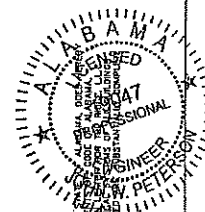
UNIT 704

UNIT 703

UNIT 702

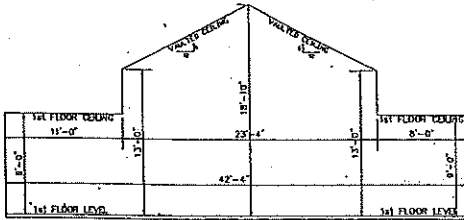
UNIT 701

VERTICAL UNIT BOUNDARIES
SCALE: 3/16"=1'-0"

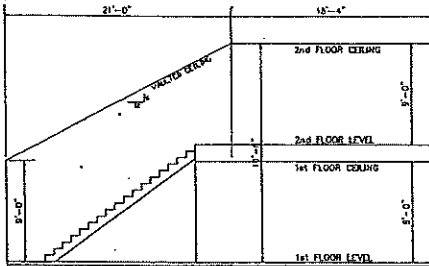


CONTRACT NO. 11075
DATE 11/07/15
S. J. PETERSON
PROFESSIONAL ENGINEER

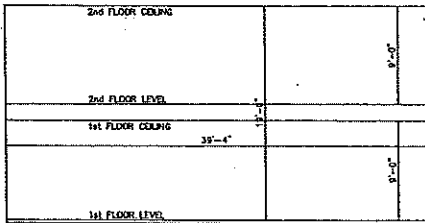
Vertical Boundaries	
Project Name	Ridge Building 700
County	Jefferson
City	Montgomery
Address	1111 1/2 Ave
Sheet No.	11075
Scale	3/16"=1'-0"
Author	S. J. Peterson
Checker	
Engineer	
Professional Seal No.	11075
Expiration Date	11/07/15



UNIT SPACE DIMENSIONS SECTION "C" - "C" (UNIT 701-704)



UNIT SPACE DIMENSIONS SECTION "D" - "D" (UNIT 701-704)

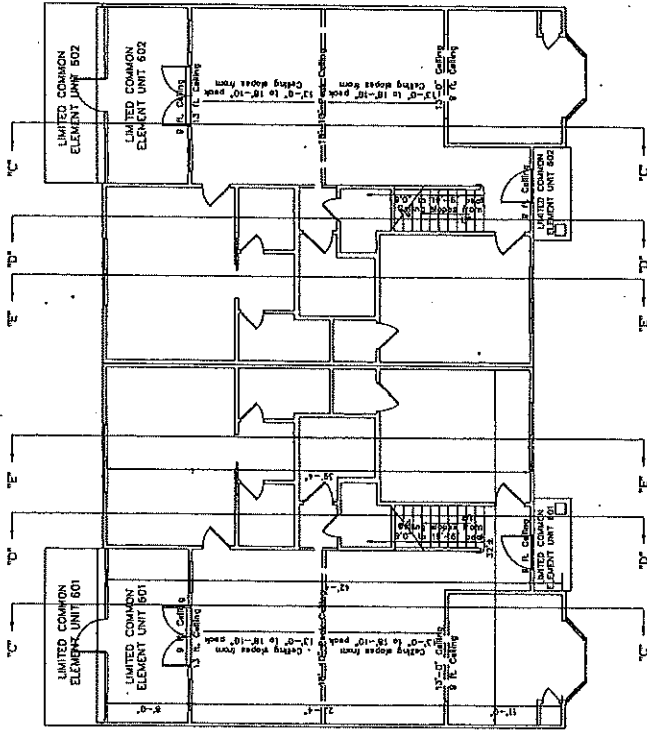


UNIT SPACE DIMENSIONS SECTION "E" - "E" (UNIT 701-704)

HORIZONTAL UNIT BOUNDARIES

I, **JOHN W. PETERSON**, BEING A LICENSED ENGINEER IN THE STATE OF ALABAMA, DOES HEREBY
 CERTIFY THAT THIS PLAN MEETS ALL OF THE REQUIREMENTS OF CODE OF ALABAMA,
 SECTION 69-2-20 (2001), IN RELIANCE UPON OPINION LETTER FOR THE RIDGE, L.L.C.
 COVERING ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS
 CONSISTING OF ANY UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETE
 IN ACCORDANCE WITH PLANS.
 DATE: 1/21/10

NO SCALE WITHOUT ORIGINAL RECORDS		Horizontal Boundaries	
The Ridge - Building 700			
Drawn by	gjp	Scale	
Checked by	gjp	Date	1/20/08
Location	Township	East, Range	
		Section	20
		County	Barbour County, Alabama
Project No.	2007	Drawing Title	Unit 7
		Sheet No.	12 of 12



UNIT 602

UNIT 601

VERTICAL UNIT BOUNDARIES

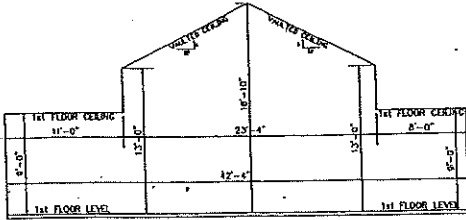
SCALE 3/16"=1'-0"



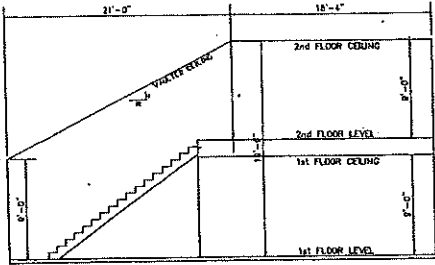
CERTIFICATION: I, JOHN W. PETERS, ENGINEER, IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THIS PLAN MEETS ALL OF THE REQUIREMENTS OF SECTION 33-3-204 (b)(1) IN RELIANCE WITH COMMON LITIGATION PROFESSIONAL ENGINEERING ACTS AND ANY UNITS HERETOBY GOVERNED ARE ACCURATELY DRAWN AND ACCURATELY REPRESENTED.

JOHN W. PETERS
 1/1/2015

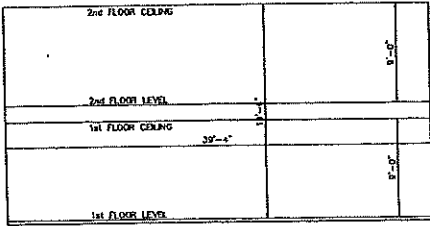
Vertical Boundaries		Ridge Building 600	
Drawn by	Date	Checked by	Date
Project No.	190947	Sheet No.	1 of 1
Project Name	Ridge Building 600	Scale	3/16"=1'-0"
Project Location		Project Status	



UNIT SPACE DIMENSIONS SECTION "C" - "C" (UNIT 601-602)



UNIT SPACE DIMENSIONS SECTION "D" - "D" (UNIT 601-602)



UNIT SPACE DIMENSIONS SECTION "E" - "E" (UNIT 601-602)

HORIZONTAL UNIT BOUNDARIES

CERTIFICATION
 THE UNDERSIGNED, BEING A LICENSED ENGINEER IN THE STATE OF ALABAMA, DO HEREBY
 CERTIFY THAT THIS PLAN MEETS ALL OF THE REQUIREMENTS OF CODE BOOK 19047
 SECTION 35-9A-209 (2001) IN RELIANCE UPON OPINION LETTER NO. 11-02-07
 COUNCIL. ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF THE BUILDING
 CONTAINED OR COMPREHENDING ANY UNITS THEREBY CALLED ARE SUPERVISED
 IN ACCORDANCE WITH PLANS.
 JOHN W. PETERSON
 DATE 11/02/07
 19047
 PROFESSIONAL
 ENGINEER
 JOHN W. PETERSON

WITHOUT SPECIAL NOTATION		Horizontal Boundaries	
The Ridge - Building 600			
Drawn By	gwp	Scale	
Checked By	gwp	Date	11-02-07
Author	Tommy	Smith, Project	8th/9th County, Alabama
Project No.	20072	Drawing File	Draw 9
			CPG

EXHIBIT F-10

TENTH AMENDED
OWNERSHIP OF COMMON ELEMENTS

<u>Condominium Unit Number</u>	<u>Unit Square Footage</u>	<u>Ownership Factor For Each Unit</u>
1101	1160	0.0188080
1102	1711	0.0277417
1103	1573	0.0255042
1104	1389	0.0225209
1201	1098	0.0178027
1202	1389	0.0225209
1301	1098	0.0178027
1302	1722	0.0279201
1303	1475	0.0239153
1304	1389	0.0225209
201	1098	0.0178027
202	1722	0.0279201
203	1475	0.0239153
204	1389	0.0225209
301	1098	0.0178027
302	1475	0.0239153
303	1475	0.0239153

Tenth Amended
Ownership of Common Elements
Page Two

304	1098	0.0178027
401	1098	0.0178027
402	1475	0.0239153
403	1475	0.0239153
404	1098	0.0178027
501	1475	0.0239153
502	1475	0.0239153
503	1475	0.0239153
504	1475	0.0239153
1001	1475	0.0239153
1002	1475	0.0239153
1003	1475	0.0239150
1004	1475	0.0239153
901	1475	0.0239153
902	1475	0.0239153
903	1475	0.0239153
904	1475	0.0239153
801	1475	0.0239153
802	1475	0.0239153

Tenth Amended
Ownership of Common Elements
Page Three

803	1475	0.0239153
804	1475	0.0239153
701	1475	0.0239153
702	1475	0.0239153
703	1475	0.0239153
704	1475	0.0239153
601	1098	0.0178027
602	1098	0.0178027

RESIDENTIAL TOTAL 61,676 1.0000000

THE RIDGE
 CONDO OWNER'S ASSOCIATION
 CURRENT PROJECTED OPERATING BUDGET FOR 2005

ASSUMES 44 COMPLETED UNITS

<u>INCOME:</u>		
Assessments		\$ 110,597
<u>OPERATING EXPENSES:</u>		
Accounting		200
Cable television		16,896
Electricity		1,000
Insurance		55,300
Landscape - maintenance		8,136
Landscape - repairs		250
Landscape - water		500
Pool maintenance		3,600
Telephone - pool		500
Garbage		600
Pest Control		5,280
Miscellaneous & contingency		2,500
Total Operating Expenses		94,762
<u>Reserve & replacement</u>		15,835
NET		\$ -
THE CURRENT MONTHLY PER UNIT FEE IS:		
# 701		\$ 238
# 702		\$ 238
# 703		\$ 238
# 704		\$ 238
# 601		\$ 176
# 602		\$ 176

PROJECTED BUDGET USING ESTIMATED AMOUNTS ONLY. ESTIMATES ARE BASED ON COMPLETION OF BUILDINGS 1100,1200,1300,200,300,400,500,1000,900,800,700 & 600 ONLY. ESTIMATES MAY VARY DEPENDING ON FUTURE DEVELOPMENT OF INFRASTRUCTURE, BUILDINGS, COMMON AREAS AND AMENITIES.

THE RIDGE
 CONDO OWNER'S ASSOCIATION
 ESTIMATED FUTURE OPERATING BUDGET PHASE I AND II

ASSUMES A COMPLETED 48 UNIT DEVELOPMENT & PHASE I and II INFRASTRUCTURE

<u>INCOME:</u>	
Assessments	\$ 123,237
<u>OPERATING EXPENSES:</u>	
Accounting	500
Cable television	18,432
Electricity	1,500
Insurance	60,100
Landscape - maintenance	10,000
Landscape - repairs	500
Landscape - water	600
Pool maintenance	3,600
Garbage Collection	1,000
Pest Control	5,760
Telephone - pool	500
Miscellaneous & contingency	2,500
Total Operating Expenses	<u>104,992</u>
Reserve & replacement	<u>18,245</u>
NET	<u><u>\$ -</u></u>

THE ESTIMATED FUTURE PER UNIT MONTHLY FEE WOULD BE:	
# 801	\$ 238
# 802	<u>\$ 238</u>
# 803	<u>\$ 238</u>
# 804	<u><u>\$ 238</u></u>

PROJECTED BUDGET USING ESTIMATED AMOUNTS ONLY. ESTIMATES ARE BASED ON FORTY EIGHT UNIT DEVELOPMENT. ESTIMATES MAY VARY DEPENDING ON FUTURE DEVELOPMENT OF INFRASTRUCTURE , BUILDINGS, COMMON AREAS AND AMENITIES.

Exhibit H-10
Certificate of
Occupancy

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 RESIDENTIAL Group R Building Permit No. 11206
Type Construction VI Fire District G.S. Legal Desc./Parcel No. BLDG 700
Owner of Building THE RIDGE LLC Building Location 430 HWY 180 WEST
Owner Address P.O. BOX 1318 GULF SHORES AL 36547


Building Official

Date: OCTOBER 22, 2005

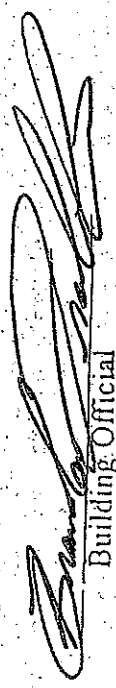
POST IN A CONSPICUOUS PLACE

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 RESIDENTIAL Group R Building Permit No. 11915
Type Construction VI Fire District G.S. Legal Desc./Parcel No. BLDG 600
Owner of Building THE RIDGE LLC Building Location 430 HWY 180 WEST
Owner Address P.O. BOX 1318 GULF SHORES AL 36547,


Building Official

Date: OCTOBER 22, 2005
POST IN A CONSPICUOUS PLACE