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

2005 December - 8 11:14AM
Instrument Number 941200 Pages 14
Recording 42.00 Mortgage
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Index JP 5.00
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Adrian T. Johns, Judge of Probate

ELEVENTH AMENDED DECLARATION OF CONDOMINIUM

OF

THE RIDGE, LLC, A CONDOMINIUM

THIS ELEVENTH AMENDED DECLARATION is made on this the 8th day of December, 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

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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 the Tenth Amended Declaration of Condominium is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 934634, pages 1-18.

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 Eleventh Amended Declaration;

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

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

46. Unit 101 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.

47. Unit 102 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.

48. Unit 103 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.

49. Unit 104 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 101, 102, 103, and 104, attached hereto as Exhibit “B-11”.

3. By amending and substituting Exhibit “F” of the Declaration with the attached Exhibit “F-11” entitled Eleventh 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 101, 102, 103, and 104, attached as Exhibit “G-11”.

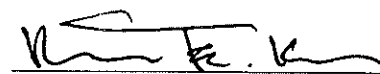
5. By amending Exhibit “H” to include a Certificate of Substantial Completion for Units 101, 102, 103, and 104, attached as Exhibit “H-11”.

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

8th day of December 2005.

THE RIDGE, LLC
An Alabama Limited Liability Company



BARTON E. KAISER
Its Managing Member

STATE OF ALABAMA
COUNTY OF BALDWIN

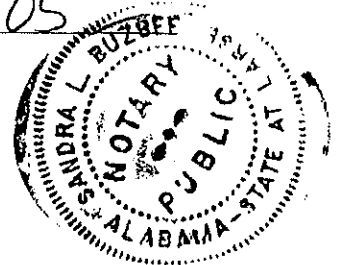
I, the undersigned authority, in and for said county, in said State, hereby certify that on this 8th day of December 2005, before me appeared Barton E. Kaiser, and the above-listed Members of THE RIDGE, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) 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.

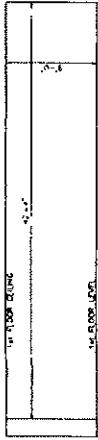
Sandra L. Buzbee
Notary Public

My commission expires on: 12/18/05

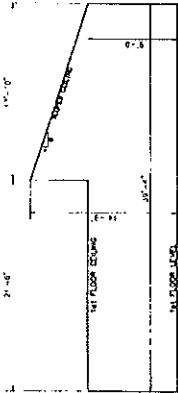
This instrument was prepared by:

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

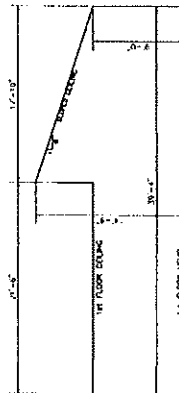




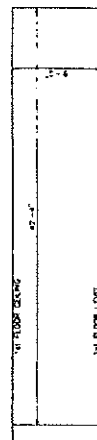
UNIT SPACE DIMENSIONS SECTION 1'-0" - 1' (UNIT 101)



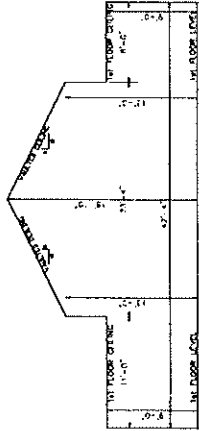
UNIT SPACE DIMENSIONS SECTION 1'-0" - 2' (UNIT 101)



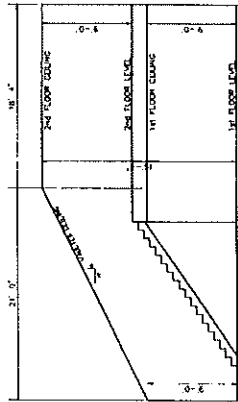
UNIT SPACE DIMENSIONS SECTION 1'-0" - 3' (UNIT 101)



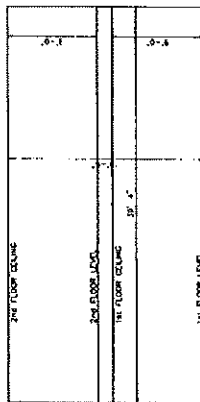
UNIT SPACE DIMENSIONS SECTION 1'-0" - 4' (UNIT 101)



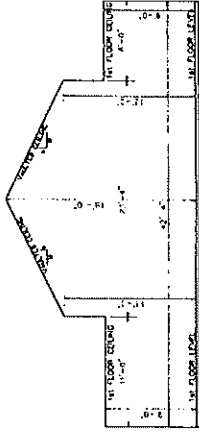
UNIT SPACE DIMENSIONS SECTION 1'-0" - 5' (UNIT 102)



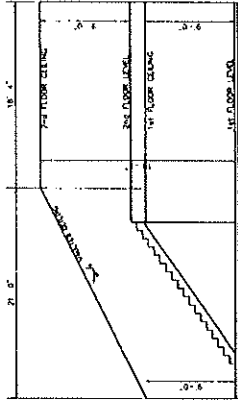
UNIT SPACE DIMENSIONS SECTION 1'-0" - 6' (UNIT 102)



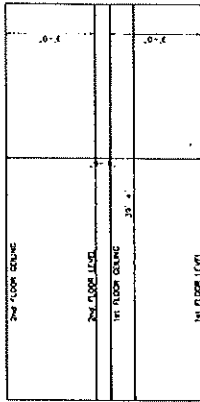
UNIT SPACE DIMENSIONS SECTION 1'-0" - 7' (UNIT 102)



UNIT SPACE DIMENSIONS SECTION 1'-0" - 8' (UNIT 103)



UNIT SPACE DIMENSIONS SECTION 1'-0" - 9' (UNIT 103)



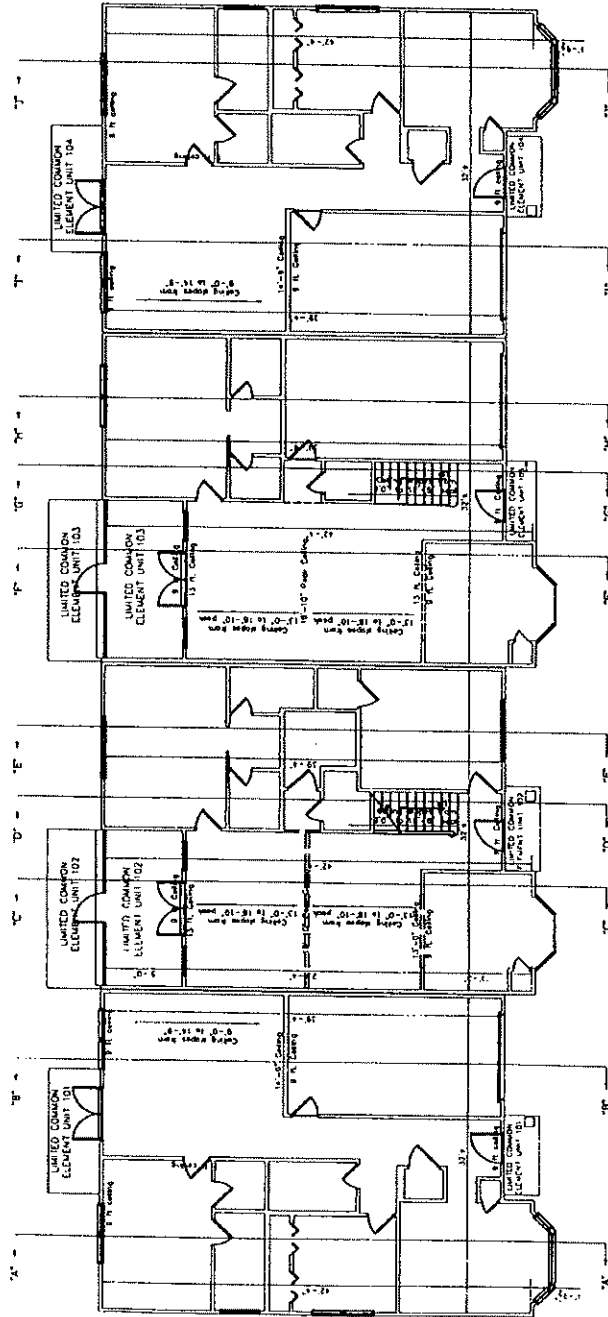
UNIT SPACE DIMENSIONS SECTION 1'-0" - 10' (UNIT 103)

HORIZONTAL UNIT BOUNDARIES

THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DATE: 10/10/2020

CONDOMINIUM PLAN FOR	
THE RIDGE - BUILDING 100	
Project No.	100-100
Scale	1/8" = 1'-0"
Author	Lucido & Oliver Inc
Checker	
Approver	
Date	10/10/2020



UNIT 101 UNIT 102 UNIT 103 UNIT 104

VERTICAL UNIT BOUNDARIES

SCALE: 3/16" = 1'-0"

NOTES:
 1. UNITS 101, 102, 103 & 104 ARE TO BE CONVEYED TO THE STATE OF ALABAMA, DEED NUMBER 2008-001-001-001, BY DEED OF THE ALABAMA DEPARTMENT OF REVENUE, IN ACCORDANCE WITH SECTION 36-28-1(2)(B) OF THE ALABAMA CODES, TITLE 36, CHAPTER 28, SECTION 36-28-1(2)(B).
 2. THIS PLAN IS TO BE USED TO DEFINE THE VERTICAL BOUNDARIES OF THE UNITS AND COMMON ELEMENTS.
 3. ACCORDANCE WITH 36-28-1(2)(B)

CONDOMINIUM PLAN FOR:	
THE RIDGE - BUILDING 100	
Drawn by:	Lucio & Oliver Inc
Checked by:	
Date:	12/20/11
Scale:	3/16" = 1'-0"
Sheet:	101-104
Project:	
Client:	
Address:	
City:	
State:	
Country:	

EXHIBIT F-11

ELEVENTH AMENDED
OWNERSHIP OF COMMON ELEMENTS

<u>Condominium Unit Number</u>	<u>Unit Square Footage</u>	<u>Ownership Factor For Each Unit</u>
1101	1160	0.0173596
1102	1711	0.0256053
1103	1573	0.0235402
1104	1389	0.0207866
1201	1098	0.0164317
1202	1389	0.0207866
1301	1098	0.0164317
1302	1722	0.0257700
1303	1475	0.0220736
1304	1389	0.0207866
201	1098	0.0164317
202	1722	0.0275700
203	1475	0.0220736
204	1389	0.0207866
301	1098	0.0164317
302	1475	0.0220736
303	1475	0.0220736

Eleventh Amended
Ownership of Common Elements

304	1098	0.0164317
401	1098	0.0164317
402	1475	0.0220736
403	1475	0.0220736
404	1098	0.0164317
501	1475	0.0220736
502	1475	0.0220736
503	1475	0.0220736
504	1475	0.0220736
1001	1475	0.0220736
1002	1475	0.0220736
1003	1475	0.0220736
1004	1475	0.0220736
901	1475	0.0220736
902	1475	0.0220736
903	1475	0.0220736
904	1475	0.0220736
801	1475	0.0220736
802	1475	0.0220736

Eleventh Amended
Ownership of Common Elements

803	1475	0.0220736
804	1475	0.0220736
701	1475	0.0220736
702	1475	0.0220736
703	1475	0.0220736
704	1475	0.0220736
601	1098	0.0164317
602	1098	0.0164317
101	1098	0.0164317
102	1475	0.0220736
103	1475	0.0220736
104	1098	0.0164317
<hr/>		
RESIDENTIAL TOTAL	66,822	1.0000000

EXHIBIT G-11

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

ASSUMES 48 COMPLETED UNITS

<u>INCOME:</u>		
Assessments		<u>\$ 123,273</u>
<u>OPERATING EXPENSES:</u>		
Accounting		500
Cable television		18,432
Electricity		1,500
Insurance		60,100
Landscape - maintenance		8,136
Landscape - repairs		500
Landscape - water		2,500
Pool maintenance		3,600
Telephone - pool		500
Garbage		1,000
Pest Control		5,760
Miscellaneous & contingency		2,500
Total Operating Expenses		<u>105,028</u>
<u>Reserve & replacement</u>		<u>18,245</u>
NET		<u><u>\$ -</u></u>
THE CURRENT MONTHLY PER UNIT FEE IS:	# 101	<u>\$ 176</u>
	# 102	<u>\$ 238</u>
	# 103	<u>\$ 238</u>
	# 104	<u>\$ 176</u>

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 & 100 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		<u>\$ 123,237</u>
<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		<u>2,500</u>
Total Operating Expenses		<u>104,992</u>
<u>Reserve & replacement</u>		<u>18,245</u>
NET		<u><u>\$ -</u></u>
 THE ESTIMATED FUTURE PER UNIT MONTHLY FEE WOULD BE:		
	# 101	<u>\$ 176</u>
	# 102	<u>\$ 238</u>
	# 103	<u>\$ 238</u>
	# 104	<u>\$ 176</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.

AL 1041 sld4 0274 140604351

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. 11229

Type Construction VI Fire District G.S. Legal Desc./Parcel No. LOT # BLDG 100

Owner of Building THE RIDGE LLC Building Location 430 HWY 180 WEST

Owner Address P.O. BOX 1318 GULF SHORES, AL 36547



Building Official

POST IN A CONSPICUOUS PLACE Date: 12/8/05