

STATE OF ALABAMA)

COUNTY OF BALDWIN)

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed/cert. 7/21/2017 1:34 PM
TOTAL \$ 22.00
4 Pages

1645669



FIFTEENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM

OF

THE RIDGE, A CONDOMINIUM,

WHEREAS, The Ridge, A Condominium, was created by that certain Declaration of Condominium of The Ridge, A Condominium, as recorded on March 13, 2002, as Instrument No. 648393; as further amended by Instrument No. 688263 as recorded on October 16, 2002; as further amended by Instrument No. 706704 on January 27, 2003; as further amended by Instrument No. 786101 on January 23, 2004; as further amended by Instrument No. 853908 on November 22, 2004; as further amended by Instrument No. 864275 on January 14, 2005; as further amended by Instrument No. 901097 on June 22, 2005; as further amended by Instrument No. 911422 on August 1, 2005; as further amended by Instrument No. 922995 on September 19, 2005; as further amended by Instrument No. 930675 on October 19, 2005; as further amended by Instrument No. 934634 on November 7, 2005; as further amended by Instrument No. 941200 on December 8, 2005; as further amended by Instrument No. 1104557 on March 11, 2008; as further amended by Instrument No. 1419483 on September 10, 2013; as further amended by Instrument No. 1586484 on August 10, 2016, with all recording references herein referring to the records in the Office of the Judge of Probate of Baldwin County, Alabama; and,

WHEREAS, the Successor Developer, Fort Morgan Land, LLC, has reserved the right to amend the Declaration of Condominium pursuant to the express reservations of certain Declarant Rights, more specifically, pursuant to Article V, Subparagraph 5.02; and,

WHEREAS, the Successor Developer, Fort Morgan Land, LLC, desires to amend and revise Exhibit "F" of the Declaration of Condominium of The Ridge, A Condominium; and,

WHEREAS, the Declaration of Condominium of The Ridge, A Condominium, shall be effectively amended as of the date of the recording of this Fifteenth Amendment.

NOW, THEREFORE, Exhibit "F" of the Declaration of Condominium of The Ridge, A Condominium, shall be amended to read as follows:

Product/Service
Prod.

EXHIBIT F-15

FRACTIONAL INTEREST IN COMMON ELEMENTS

Unit No.	Unit Type	Square Footage	Fractional Interest
101	B	1,098	0.011006
102	A	1,458	0.014615
103	A	1,458	0.014615
104	B	1,098	0.011006
201	B	1,098	0.011006
202	C	1,722	0.017261
203	A	1,458	0.014615
204	D	1,389	0.013923
301	B	1,098	0.011006
302	A	1,458	0.014615
303	A	1,458	0.014615
304	B	1,098	0.011006
401	B	1,098	0.011006
402	A	1,458	0.014615
403	A	1,458	0.014615
404	B	1,098	0.011006
501	A	1,458	0.014615
502	A	1,458	0.014615
503	A	1,458	0.014615
504	A	1,458	0.014615
601	B	1,098	0.011006
602	B	1,098	0.011006
701	A	1,458	0.014615
702	A	1,458	0.014615
703	A	1,458	0.014615
704	A	1,458	0.014615
801	A	1,458	0.014615
802	A	1,458	0.014615
803	A	1,458	0.014615
804	A	1,458	0.014615
901	A	1,458	0.014615
902	A	1,458	0.014615
903	A	1,458	0.014615
904	A	1,458	0.014615
1001	A	1,458	0.014615
1002	A	1,458	0.014615

Unit No.	Unit Type	Square Footage	Fractional Interest
1003	A	1,458	0.014615
1004	A	1,458	0.014615
1101	B	1,160	0.011628
1102	C	1,711	0.017151
1103	A	1,573	0.015768
1104	D	1,389	0.013923
1201	B	1,098	0.011006
1202	D	1,389	0.013923
1301	B	1,098	0.011006
1302	C	1,722	0.017261
1303	A	1,458	0.014615
1304	D	1,389	0.013923
1401	B	1,098	0.011006
1402	B	1,098	0.011006
1501	B	1,098	0.011006
1502	A	1,458	0.014615
1503	B	1,098	0.011006
1601	A	1,458	0.014615
1602	A	1,458	0.014615
1603	A	1,458	0.014615
1604	A	1,458	0.014615
1701	A	1,458	0.014615
1702	A	1,458	0.014615
1703	A	1,458	0.014615
1704	A	1,458	0.014615
1705	A	1,458	0.014615
1801	A	1,458	0.014615
1802	A	1,458	0.014615
1803	A	1,458	0.014615
1804	A	1,458	0.014615
1901	A	1,458	0.014615
1902	A	1,458	0.014615
1903	A	1,458	0.014615
1904	A	1,458	0.014615
2001	D	1,389	0.013923
2002	D	1,389	0.013923

- 370

400
enclose

Unit Types

- Type A: 3 bedrooms with garage 370
- Type B: 2 bedrooms with garage 279
- Type C: 4 bedrooms, no garage 437
- Type D: 3 bedrooms, no garage 352

H Sprinkle
F

72 units

99,760 sq. ft.

1.000001

2001 - 360
1304 - 352 #8

THE UNDERSIGNED, hereby certifies that he is the duly elected and qualified as Managing Member of BPM Capital, LLC, whose name as Managing Member of BPM Capital (Fort Morgan Land), LLC, whose name as Managing Member of Fort Morgan Land, LLC, Successor Developer, duly formed pursuant to the laws of the State of Alabama and that the foregoing is a true record of an Amendment duly adopted in accordance with state law and the Declaration of The Ridge, A Condominium, and that said Fifteenth Amendment is now in full force and effect without modification or rescission as of the date of filing in the Judge of Probate records. Other than as stated herein, the Declaration of The Ridge, A Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, I have executed this Fifteenth Amendment on this the 15th day of May, 2017.

A True Record.

FORT MORGAN LAND, LLC
an Alabama Limited Liability Company
Successor Developer to The Ridge, LLC

By: BPM CAPITAL (FORT MORGAN LAND), LLC
an Alabama Limited Liability Company,
as its Managing Member

By: BPM CAPITAL, LLC
an Alabama Limited Liability Company,
as its Managing Member

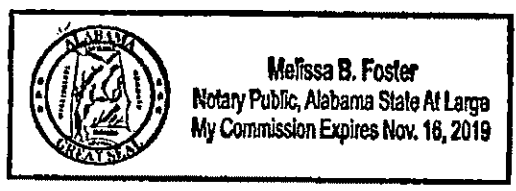
By: 

SCOTT M. PHELPS, as Managing Member
of BPM CAPITAL, LLC

STATE OF Alabama)
COUNTY OF Tuscaloosa)

I, a Notary Public, in and for said County in said State, hereby certify that SCOTT M. PHELPS, whose name as Managing Member of BPM Capital, LLC, an Alabama Limited Liability Company, whose name as Managing Member of BPM Capital (Fort Morgan Land), LLC, an Alabama Limited Liability Company, whose name as Managing Member of Fort Morgan Land, 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 said document, he, as such Managing Member and with full authority, has executed the same voluntarily for and as the act of the entity on the day the same bears date.

Sworn to and subscribed to before me on the 1st day of May, 2017.



Melissa B. Foster
Notary Public
My Commission Expires: 11-16-2019

This Instrument Prepared By:
Daniel H. Craven, P.C.
Attorney at Law
Post Office Drawer 4489
Gulf Shores, AL 36547
Voice: 251.968.8170
Fax: 251.968.4837
E-mail: dhclaw@gulftel.com

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72 units 99,760 sq. ft. 1.000001

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