

SIXTH AMENDED DECLARATION OF CONDOMINIUM

OF

THE RIDGE, LLC, A CONDOMINIUM

THIS SIXTH AMENDED DECLARATION is made on this the 22nd day of June, 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 1-13;

901097

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

2005 June -22 2:45PM

Instrument Number 901097 Pages 13  
Recording 39.00 Mortgage  
Deed Min tax  
Index DP 5.00  
Archive 5.00  
Adrian T. Johns, Judge of Probate

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 Fifth Amended Declaration;

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

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

"24. Unit 501 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 Units as Limited Common Elements.

25. Unit 502 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.

26. Unit 503 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.

27. Unit 504 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.”

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 501, 502, 503 and 504, attached hereto as Exhibit “B-6”.

3. By amending and substituting Exhibit “F” of the Declaration with the attached Exhibit “F-6” entitled Sixth 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 501, 502, 503 and 504, attached at Exhibit "G-6".

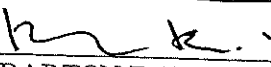
5. By amending Exhibit "H" to include a Certificate of Substantial Completion for Units 501, 502, 503 and 504, attached as Exhibit "H-6".

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

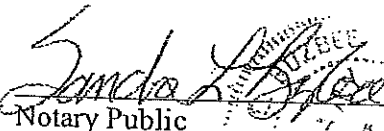
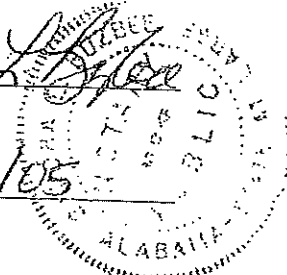
22 day of June, 2005.

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 22 day of ~~April~~ June, 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  


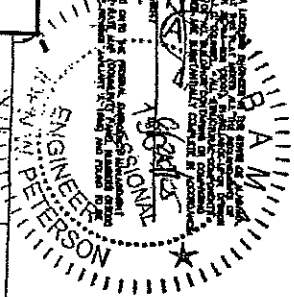
My commission expires on: 12/18/05

This instrument was prepared by:

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

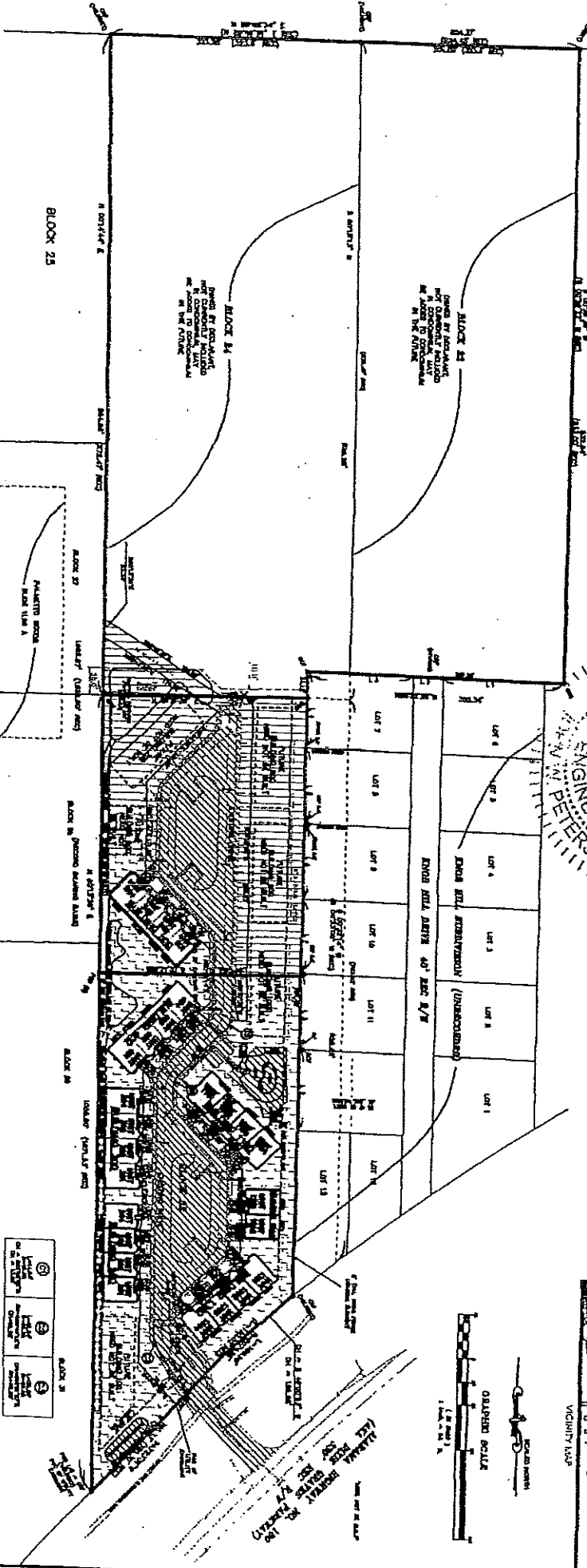
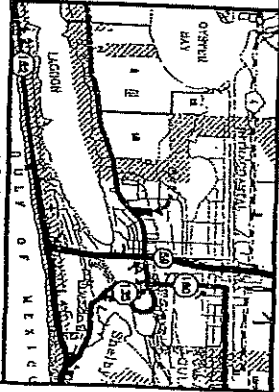
THE RIDGE A CONDOMINIUM

**CONDOMINIUM**  
 This instrument shall be deemed to be a declaration of a condominium project consisting of the units and common areas shown on the attached plan, and the units and common areas shall be deemed to be common areas of the project.



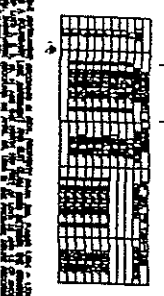
**LEGEND**

	Unit
	Common Area
	Easement
	Encroachment
	Survey Error
	Boundary Line
	Easement Line
	Encroachment Line
	Survey Error Line
	Boundary Line
	Easement Line
	Encroachment Line
	Survey Error Line



**LEGEND**

	Unit
	Common Area
	Easement
	Encroachment
	Survey Error
	Boundary Line
	Easement Line
	Encroachment Line
	Survey Error Line



THIS IS NOT A SURVEY

**DECLARATION OF CONDOMINIUM**

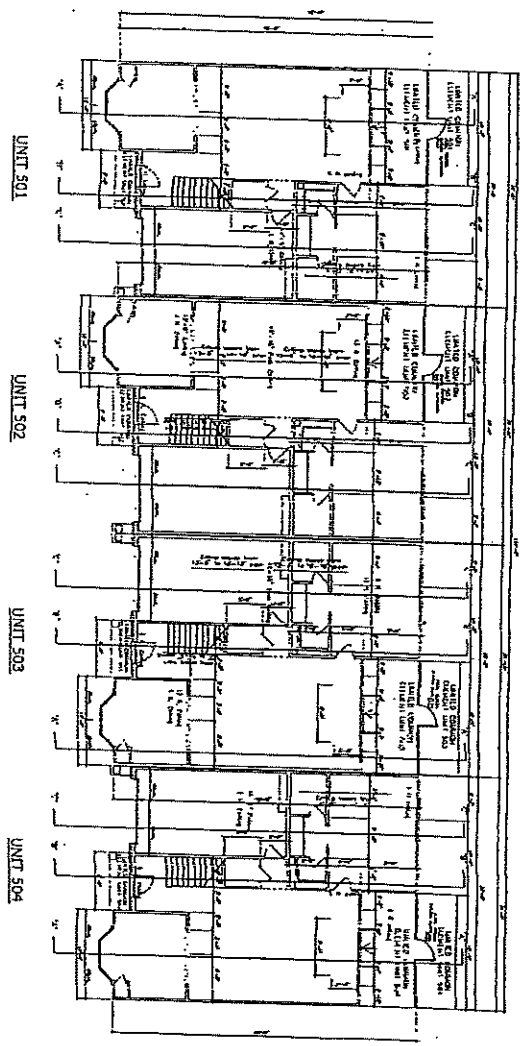
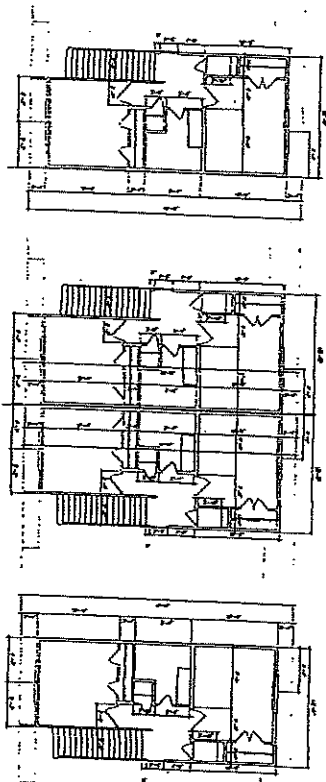
**THE RIDGE A CONDOMINIUM**

**DECLARED BY:** Lucia & Oliver LLC

**DATE:** 10/1/2010

**FILED:** 10/1/2010

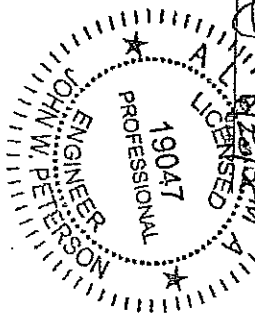
**OFFICE:** COUNTY CLERK, LOS ANGELES COUNTY, CALIFORNIA



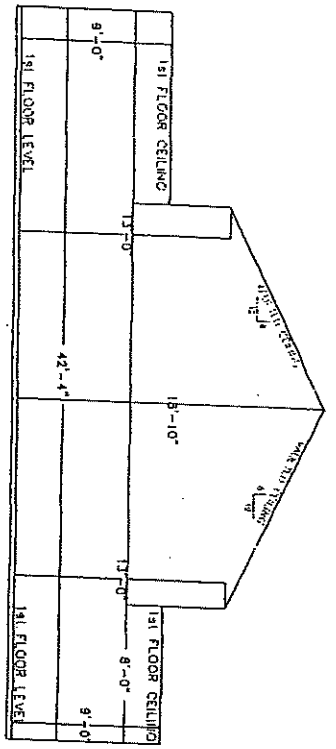
VERTICAL UNIT BOUNDARIES  
SCALE 1/8" = 1'-0"

CERTIFIED TRUE:  
I, JOHN W. PETERSON, being a Licensed Engineer in the State of Alabama, do hereby certify that this plan meets all of the requirements of Code of Alabama, 1975, and I am a duly Licensed Professional Engineer in the State of Alabama. I have examined the drawings and specifications and find them to conform with the requirements of the Code of Alabama, 1975, and I am not aware of any substantial compliance in accordance with the Code of Alabama, 1975, and I am not aware of any substantial compliance.

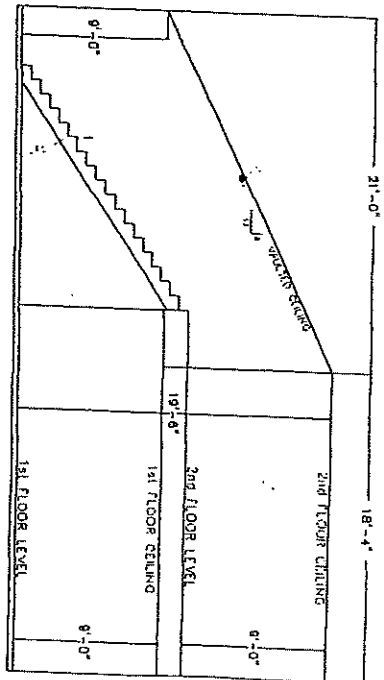
*John W. Peterson*  
JOHN W. PETERSON



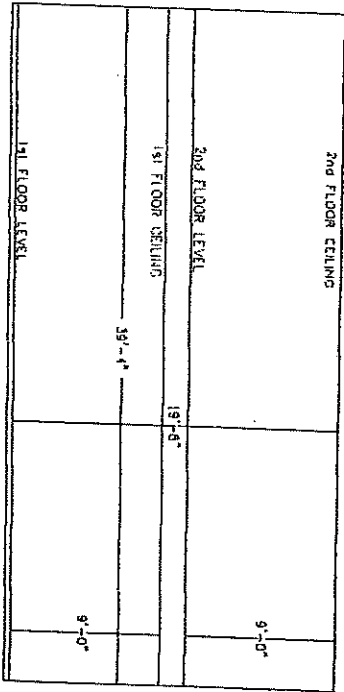
PROJECT		CONDO PLATFOR	
THE RIDGE - BUILDING 200			
Prepared by	Scale	Drawn by	Checked by
Luedde & Oliver, Inc.	1/8" = 1'-0"		
Project No.	Sheet No.	Project No.	Sheet No.
1000000000	1000000000	1000000000	1000000000
Luedde & Oliver, Inc.		Luedde & Oliver, Inc.	
1000000000		1000000000	



UNIT SPACE DIMENSIONS SECTION "A" - "A" (UNIT 501, 502, 503, 504)



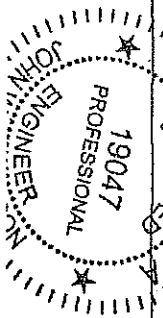
UNIT SPACE DIMENSIONS SECTION "B" - "B" (UNIT 501, 502, 503, 504)



UNIT SPACE DIMENSIONS SECTION "C" - "C" (UNIT 501, 502, 503, 504)

**HORIZONTAL UNIT BOUNDARIES**

CERTIFICATION:  
 I, THE UNDERSIGNED, BEING A LICENSED ENGINEER IN THE STATE OF ALABAMA, DO HEREBY  
 CERTIFY THAT THIS PLAN MEETS ALL OF THE REQUIREMENTS OF CODE OF ALABAMA,  
 SECTION 35-9A-209 (2001), IN RELIANCE UPON OPINION LETTER FOR THE RIDGE, L.L.C.,  
 SECTION 35-9A-209 (2001), IN RELIANCE UPON OPINION LETTER FOR THE RIDGE, L.L.C.,  
 CONFORMS TO THE REQUIREMENTS OF THE CODE OF ALABAMA, SECTION 35-9A-209 (2001),  
 IN ALL RESPECTS AND THAT THE SAME ARE COMPLETELY CORRECT AND COMPLETE  
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE OF ALABAMA, SECTION 35-9A-209 (2001).



CONDO PLAN FOR	
Project Name	THE RIDGE - BUILDING 500
Project No.	
Scale	
Drawn By	Lucida & Oliver Inc.
Checked By	
Approved By	
Date	



## EXHIBIT F-6

SIXTH AMENDED  
OWNERSHIP OF COMMON ELEMENTS

<u>Condominium Unit Number</u>	<u>Unit Square Footage</u>	<u>Ownership Factor For Each Unit</u>
1101	1160	0.0323299
1102	1711	0.0476867
1103	1573	0.0438405
1104	1389	0.0387123
1201	1098	0.0306020
1202	1389	0.0387123
1301	1098	0.0306020
1302	1722	0.0479933
1303	1475	0.0411092
1304	1389	0.0387123
201	1098	0.0306020
202	1722	0.0479933
203	1475	0.0411092
204	1389	0.0387123
301	1098	0.0306020
302	1475	0.0411092
303	1475	0.0411092

Sixth Amended  
Ownership of Common Elements  
Page Two

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304	1098	0.0306020
401	1098	0.0306020
402	1475	0.0411092
403	1475	0.0411092
404	1098	0.0306020
501	1475	0.0411092
502	1475	0.0411092
503	1475	0.0411092
504	1475	0.0411093
<u>RESIDENTIAL TOTAL</u>	<u>35,850</u>	<u>1.0000000</u>

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

ASSUMES 26 COMPLETED UNITS

INCOME:

Assessments	\$ 72,053
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OPERATING EXPENSES:

Accounting	200
Cable television	9,984
Electricity	1,000
Insurance	33,700
Landscape - maintenance	5,580
Landscape - repairs	250
Landscape - water	500
Pool maintenance	3,600
Telephone - pool	500
Garbage	504
Pest Control	3,120
Miscellaneous & contingency	2,500
<b>Total Operating Expenses</b>	<b>61,438</b>

<u>Reserve &amp; replacement</u>	10,615
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\$ -

THE CURRENT MONTHLY PER UNIT FEE IS:	# 501	\$ 238
	# 502	\$ 238
	# 503	\$ 238
	# 504	\$ 238

PROJECTED BUDGET USING ESTIMATED AMOUNTS ONLY. ESTIMATES ARE BASED ON COMPLETION OF BUILDINGS 1100,1200,1300,200,300,400 & 500 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

INCOME:

Assessments

\$ 123,237

OPERATING EXPENSES:

Accounting

Cable television

500

Electricity

18,432

Insurance

1,500

Landscape - maintenance

60,100

Landscape - repairs

10,000

Landscape - water

500

Pool maintenance

600

Garbage Collection

3,600

Pest Control

1,000

Telephone - pool

5,760

Miscellaneous & contingency

500

Total Operating Expenses

2,500

104,992

serve & replacement

18,245

\$ -

THE ESTIMATED FUTURE PER UNIT  
 MONTHLY FEE WOULD BE:

#501

\$ 176

#502

\$ 238

#503

\$ 238

#504

\$ 176

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.

# 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. 11207  
Type Construction VI Fire District G.S. Legal Desc./Parcel No. LOT # 500  
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: JUNE 14, 2005  
POST IN A CONSPICUOUS PLACE