

SEVENTH AMENDED DECLARATION OF CONDOMINIUM

OF

THE RIDGE, LLC, A CONDOMINIUM

State of Alabama, Baldwin Co
I certify this instrument was f
and taxes collected on:
2005 August - 1 11:42AM
Instrument Number 911422 Page
Recording 39.00 Mortgage
Deed Min Tax
Index DP
Archive 5.00
Adrian T. Johns, Judge of Proba

THIS SEVENTH AMENDED DECLARATION is made on this the 1st day of August, 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; and, the Sixth Amended Declaration of Condominium is recorded in the Office of

911422

the Judge of Probate of Baldwin County, Alabama as Instrument Number 901097, pages 1-13.

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 Seventh Amended Declaration;

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

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

28. Unit 1001 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.

29. Unit 1002 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.

30. Unit 1003 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.

31. Unit 1004 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 1001, 1002, 1003 and 1004, attached hereto as Exhibit “B-7”.

3. By amending and substituting Exhibit “F” of the Declaration with the attached Exhibit “F-7” entitled Seventh Amended Ownership of Common Elements.

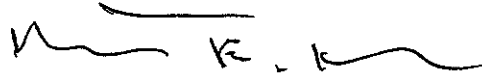
4. By amending Exhibit "G" to include a Current Projected Operating Budget for 2005 and establishing a monthly fee rate for Units 1001, 1002, 1003 and 1004, attached as Exhibit "G-7".

5. By amending Exhibit "H" to include a Certificate of Substantial Completion for Units 1001, 1002, 1003 and 1004, attached as Exhibit "H-7".

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 1st day of August, 2005.

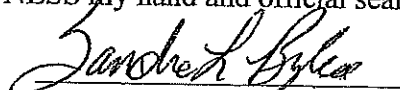
THE RIDGE, LLC
An Alabama Limited Liability Company



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 1st day of August, 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

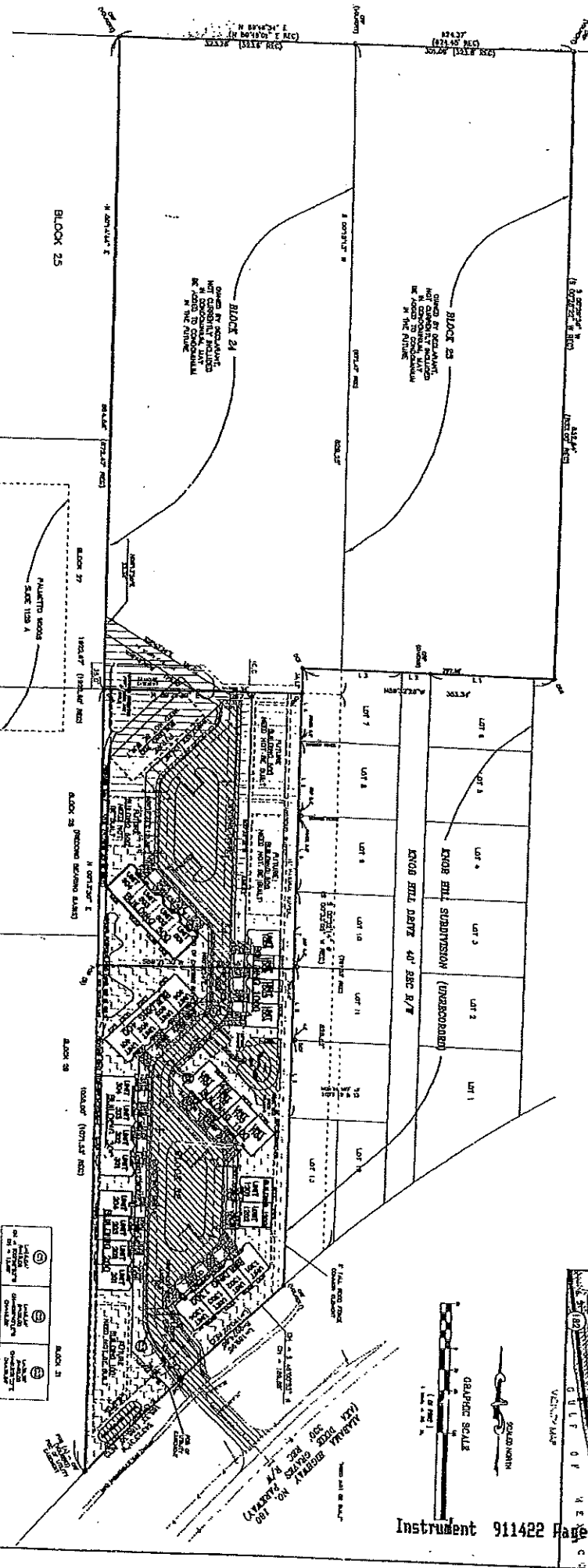
This instrument was prepared by:

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

THE RIDGE A CONDOMINIUM

EXHIBIT B-7

GENERAL NOTES:
 THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HAS BEEN EMPLOYED BY THE BOARD OF MANAGERS OF THE RIDGE A CONDOMINIUM TO SURVEY AND PLAT THE CONDOMINIUM. THE CONDOMINIUM IS A SUBDIVISION OF LAND IN THE CITY OF MOBILE, ALABAMA, AND IS BOUND BY THE WESTERN BAY, THE GULF OF MEXICO, AND THE EASTERN BAY. THE CONDOMINIUM IS BOUND BY THE WESTERN BAY TO THE WEST, THE GULF OF MEXICO TO THE SOUTH, AND THE EASTERN BAY TO THE EAST. THE CONDOMINIUM IS BOUND BY THE WESTERN BAY TO THE WEST, THE GULF OF MEXICO TO THE SOUTH, AND THE EASTERN BAY TO THE EAST. THE CONDOMINIUM IS BOUND BY THE WESTERN BAY TO THE WEST, THE GULF OF MEXICO TO THE SOUTH, AND THE EASTERN BAY TO THE EAST.



LEGEND:

- ▭ - Common Area
- ▨ - Common Area
- ▩ - Common Area
- ▧ - Common Area
- ▦ - Common Area
- ▥ - Common Area
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- ▂ - Common Area
- ▁ - Common Area
- ▀ - Common Area

DESCRIPTION OF CONDOMINIUM PROPERTY:
 THE CONDOMINIUM IS A SUBDIVISION OF LAND IN THE CITY OF MOBILE, ALABAMA, AND IS BOUND BY THE WESTERN BAY, THE GULF OF MEXICO, AND THE EASTERN BAY. THE CONDOMINIUM IS BOUND BY THE WESTERN BAY TO THE WEST, THE GULF OF MEXICO TO THE SOUTH, AND THE EASTERN BAY TO THE EAST. THE CONDOMINIUM IS BOUND BY THE WESTERN BAY TO THE WEST, THE GULF OF MEXICO TO THE SOUTH, AND THE EASTERN BAY TO THE EAST.

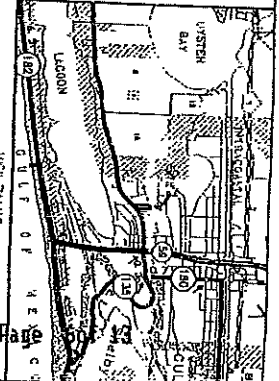
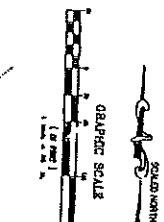
Block	Lot	Area	Notes
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23	2	10,000	
23	3	10,000	
23	4	10,000	
23	5	10,000	
23	6	10,000	
23	7	10,000	
23	8	10,000	
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23	96	10,000	
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23	99	10,000	
23	100	10,000	

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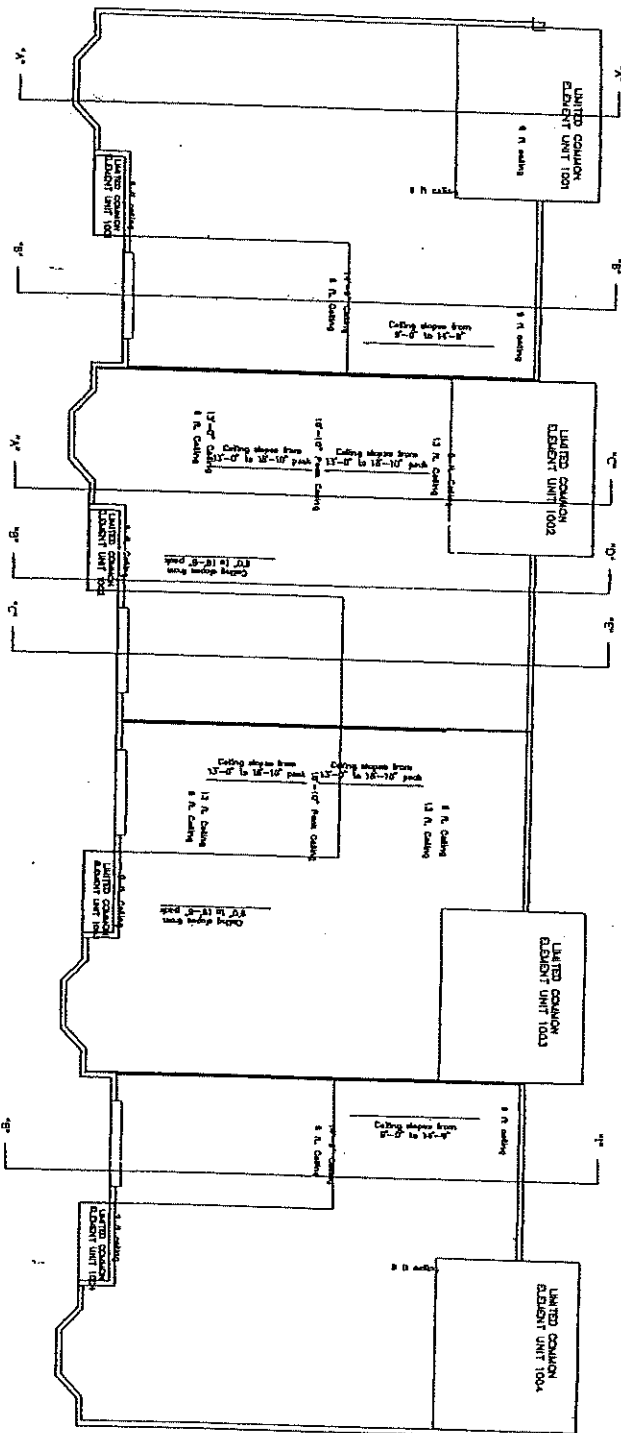
DESCRIPTION OF UNIT:
 THE UNIT IS A SUBDIVISION OF LAND IN THE CITY OF MOBILE, ALABAMA, AND IS BOUND BY THE WESTERN BAY, THE GULF OF MEXICO, AND THE EASTERN BAY. THE UNIT IS BOUND BY THE WESTERN BAY TO THE WEST, THE GULF OF MEXICO TO THE SOUTH, AND THE EASTERN BAY TO THE EAST. THE UNIT IS BOUND BY THE WESTERN BAY TO THE WEST, THE GULF OF MEXICO TO THE SOUTH, AND THE EASTERN BAY TO THE EAST.

Block	Lot	Area	Notes
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23	100	10,000	

THIS IS NOT A SURVEY



Instrument 911422

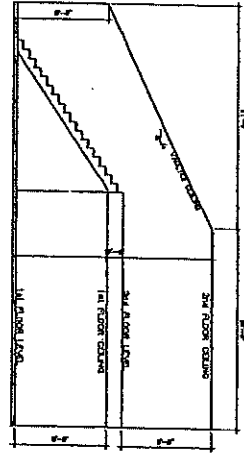


VERTICAL UNIT BOUNDARIES
SCALE 1/8"=1'-0"

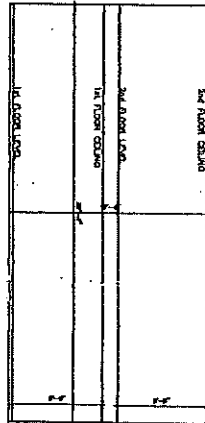
THE UNDERSIGNED, JOHN A. VIGOROUS, GEORGE M. THE STATE OF ALABAMA, DOES HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS KEPT IN THE OFFICE OF THE CLERK OF THE COUNTY OF TROSPER, ALABAMA, AND I HAVE SIGNED AND SEALED THE SAME IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT THE CITY OF TROSPER, ALABAMA, THIS 11th DAY OF FEBRUARY, 2010.

JOHN T. PATTERSON
CLERK

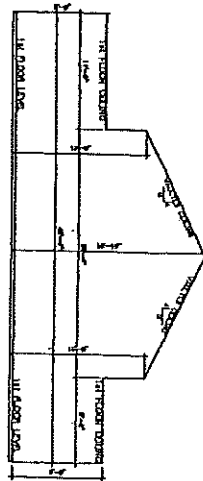
CONDOMINIUM PLAN FOR	
THE RIDGE - BUILDING 1000	
Project No.	1000
Owner	Lubbock & Oliver, Inc.
Architect	
Engineer	
Recorder	
City	
County	
State	Alabama



UNIT SPACE DIMENSIONS SECTION 'A' - 'A' (UNIT 1001, 1002, 1003, 1004)



UNIT SPACE DIMENSIONS SECTION 'C' - 'C' (UNIT 1001, 1002, 1003, 1004)



UNIT SPACE DIMENSIONS SECTION 'A' - 'A' (UNIT 1001, 1002, 1003, 1004)

HORIZONTAL UNIT BOUNDARIES

CONSTRUCTION FROM A LICENSED SURVEYOR IN THE STATE OF ALABAMA, UNDER CONTRACT WITH THE PLANNING AND CONSTRUCTION DEPARTMENT OF THE ALABAMA GOVERNMENT. ALL DIMENSIONS, DISTANCES AND LOCATIONS ARE GIVEN IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED. THE SURVEYOR HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA GOVERNMENT. THE SURVEYOR'S OFFICE IS LOCATED AT 1000 1ST AVENUE, NORTHEAST, TUSCALOOSA, ALABAMA 35403.

DATE: 11/15/2007

UNIT

CONSTRUCTION PLAN	
THE RIDGE - BUILDING 1000	
Prepared by	Lianda & Oliver, Inc.
Checked by	
Drawn by	
Scale	
Sheet No.	
Total Sheets	
Date	
Project No.	
Client	
Address	
City	
State	
Zip	

EXHIBIT F-7

SEVENTH AMENDED
OWNERSHIP OF COMMON ELEMENTS

<u>Condominium Unit Number</u>	<u>Unit Square Footage</u>	<u>Ownership Factor For Each Unit</u>
1101	1160	0.0277645
1102	1711	0.0409526
1103	1573	0.0376496
1104	1389	0.0332456
1201	1098	0.0262805
1202	1389	0.0332456
1301	1098	0.0262805
1302	1722	0.0412159
1303	1475	0.0353040
1304	1389	0.0332456
201	1098	0.0262805
202	1722	0.0412159
203	1475	0.0353040
204	1389	0.0332456
301	1098	0.0262805
302	1475	0.0353040
303	1475	0.0353040

Seventh Amended
Ownership of Common Elements
Page Two

304	1098	0.0262805
401	1098	0.0262805
402	1475	0.0353040
403	1475	0.0353040
404	1098	0.0262805
501	1475	0.0353040
502	1475	0.0353040
503	1475	0.0353040
504	1475	0.0353040
1001	1475	0.0353040
1002	1475	0.0353040
1003	1475	0.0353040
<u>1004</u>	<u>1475</u>	<u>0.0353040</u>
RESIDENTIAL TOTAL	41,780	1.0000000

EXHIBIT G-7

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

ASSUMES 30 COMPLETED UNITS

<u>INCOME</u> :		
Assessments		<u>\$ 82,585</u>
 <u>OPERATING EXPENSES</u>		
Accounting		200
Cable television		11,520
Electricity		1,000
Insurance		38,500
Landscape - maintenance		8,136
Landscape - repairs		250
Landscape - water		500
Pool maintenance		3,600
Telephone - pool		500
Garbage collection		504
Pest Control		3,600
Miscellaneous & contingency		<u>2,500</u>
Total Operating Expenses		<u>70,810</u>
 <u>Reserve & replacement</u>		 <u>11,775</u>
 NET		 \$
 THE CURRENT MONTHLY PER UNIT FEE IS:		
#1001		<u>\$ 238</u>
#1002		<u>\$ 238</u>
#1003		<u>\$ 238</u>
#1004		<u>\$ 238</u>

PROJECTED BUDGET USING ESTIMATED AMOUNTS ONLY. ESTIMATES ARE BASED ON COMPLETION OF BUILDINGS 1100, 1200, 1300, 200, 300, 400, 500 & 1000 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
Telephone - pool		500
Garbage collection		1,000
Pest Control		5,760
Miscellaneous & contingency		2,500
Total Operating Expenses		<u>104,992</u>
 <u>Reserve & replacement</u>		 <u>18,245</u>
 NET		 \$
 THE ESTIMATED FUTURE PER UNIT MONTHLY FEE WOULD BE:		
#1001		\$ <u>238</u>
#1002		\$ <u>238</u>
#1003		\$ <u>238</u>
#1004		\$ <u>238</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-7

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. 11203
Type Construction VI Fire District G.S. Legal Desc./Parcel No. LOT # BLDG 1000
Owner of Building THE RIDGE LLC Building Location 430 HWY 180 WEST
Owner Address 430 HWY 180 WEST GULF SHORES, AL 36542


Building Official

Date: JULY 21, 2005
POST IN A CONSPICUOUS PLACE