

EIGHTH AMENDED DECLARATION OF CONDOMINIUM

OF

THE RIDGE, LLC, A CONDOMINIUM

THIS EIGHTH AMENDED DECLARATION is made on this the 1st day of

September, 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

certify this instrument was filed
and taxes collected on:
2005 September-19 11:38AM
Instrument Number 92995 Pages
Recording 36.00 Mortgage
Deed
Index
Archive 5.00
Adrian T. Johns, Judge of Probate

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 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 Eighth Amended Declaration;

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

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

“32. Unit 901 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.

33. Unit 902 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.

34. Unit 903 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.

35. Unit 904 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 901, 902, 903 and 904, attached hereto as Exhibit "B-8".

3. By amending and substituting Exhibit "F" of the Declaration with the attached Exhibit "F-8" entitled Eighth 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 901, 902, 903 and 904, attached as Exhibit "G-8".

5. By amending Exhibit "H" to include a Certificate of Substantial Completion for Units 901, 902, 903 and 904, attached as Exhibit "H-8".

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

19th day of September 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 19th day of September, 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.

Mary E. Speagle
Notary Public

My commission expires on: July 22, 2009

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

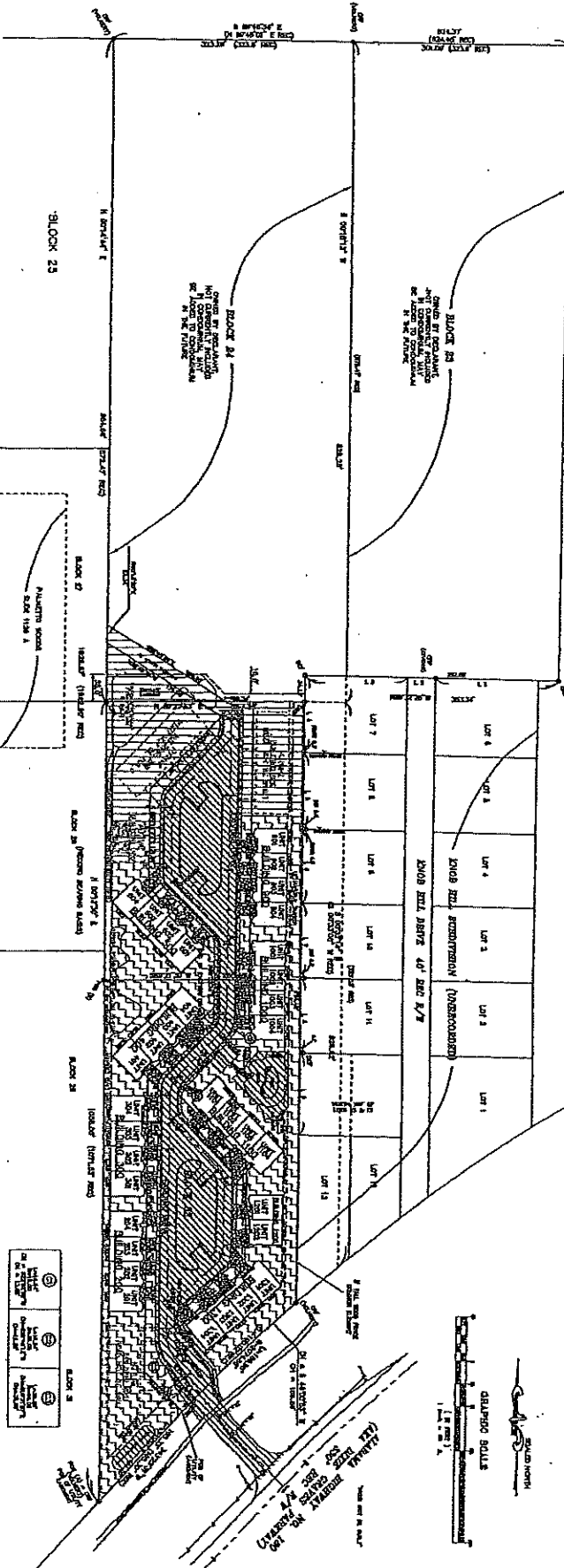
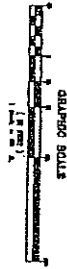
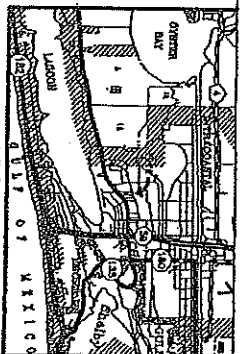
EXHIBIT B-8

NOTICE: THIS IS A LEGAL INSTRUMENT, THE STATE OF CALIFORNIA HAS REVIEWED THIS INSTRUMENT FOR CONFORMITY WITH THE REQUIREMENTS OF THE UNIFORM COMMERCIAL CODE AND THE REAL PROPERTY LAW. THE SIGNATURE OF THE PERSONS WHOSE NAMES ARE SET FORTH HEREIN SHALL BE DEEMED TO BE THE SIGNATURE OF SAID PERSONS.

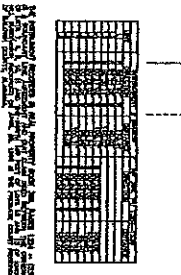
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LEGEND:

- Shaded Area: Proposed Building Footprint
- Diagonal Lines: Existing Building Footprint
- Stippled Area: Existing Parking Space
- Blank Area: Proposed Parking Space
- Circle with Number: Survey Station
- Circle with 'X': Boundary Monument
- Circle with 'C': Corner Monument
- Circle with 'M': Monument
- Circle with 'P': Monument



SECTION 1: [Detailed survey description and legal text]



SECTION 2: [Detailed survey description and legal text]

SECTION 3: [Detailed survey description and legal text]

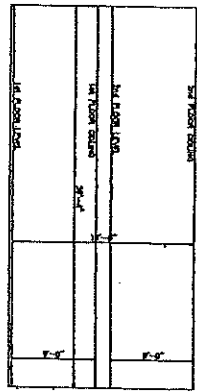
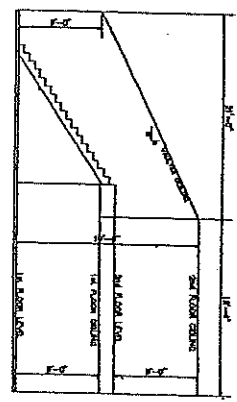
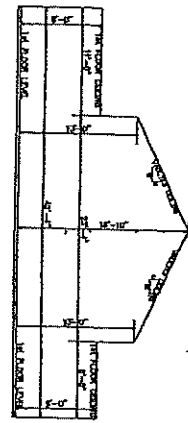
THIS IS NOT A SURVEY

CONTRACT INFORMATION

THE RIDGE A CONDOMINIUM

Placido & Oliver Inc.

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CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL MECHANICAL CODE (IMC). ALL MATERIALS SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND PATHS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS AND PATHS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS.

[Signature] 11/16/18

HORIZONTAL UNIT BOUNDARIES

PROPERTY ADDRESS THE RIDGE - BUILDING 300	
OWNER Jackson & Oliver Inc.	DATE 11/16/18
PROJECT Construction of new building	SCALE As Shown
DESIGNER Jackson & Oliver Inc.	REVISIONS

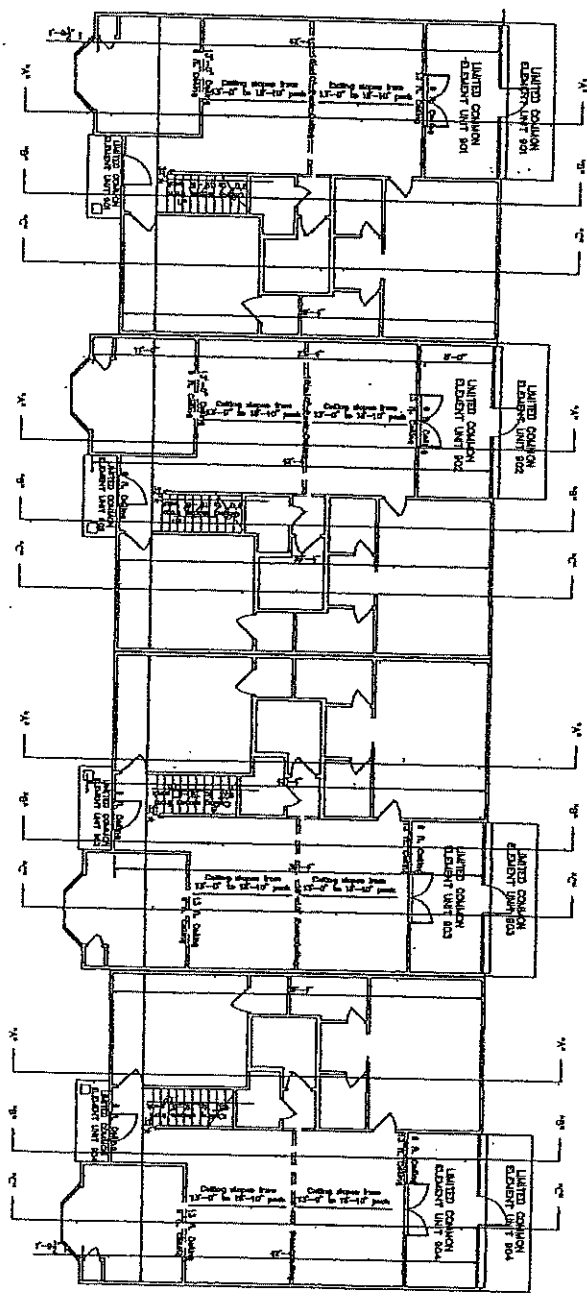
ENGINEER: JOHN A. LINDEN, ARCHITECT, M. S.E., STATE OF ALABAMA, 2008 LICENSE NO. 10000
 ARCHITECT: JOHN A. LINDEN, ARCHITECT, M. S.E., STATE OF ALABAMA, 2008 LICENSE NO. 10000
 CONTRACT NO. 2008-001
 PROJECT NO. 2008-001
 DATE: 01/12/09
 SHEET NO. 2/12/09

UNIT 901

UNIT 902

UNIT 903

UNIT 904



VERTICAL UNIT BOUNDARIES

THE RIDGE - BUILDING 800 LINDEN & OLIVER, INC.	
PROJECT NO. 2008-001 SHEET NO. 2/12/09	DATE: 01/12/09

EIGHTH 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

Eighth Amended
Ownership of Common Elements
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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
1004	1475	0.0353040
901	1475	0.0353040
902	1475	0.0353040
903	1475	0.0353040
904	1475	0.0353040

RESIDENTIAL TOTAL	47,680	1.0000000
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EXHIBIT G-8

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

ASSUMES 34 COMPLETED UNITS

INCOME:

Assessments

\$ 90,561

OPERATING EXPENSES:

Accounting

Cable television

200

Electricity

13,056

Insurance

1,000

Landscape - maintenance

43,300

Landscape - repairs

8,136

Landscape - water

250

Pool maintenance

500

Telephone - pool

3,600

Garbage

500

Pest Control

504

Miscellaneous & contingency

4,080

Total Operating Expenses

2,500

77,626

Reserve & replacement

12,935

\$ -

THE CURRENT MONTHLY PER UNIT FEE IS:

901

\$ 238

902

\$ 238

903

\$ 238

904

\$ 238

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


EXHIBIT H-8

CERTIFICATE OF OCCUPANCY

Department of Building Inspections
City of Gulf Shores, AL

This Certificate is issued pursuant to the requirements of the State Building Code, and the applicable provisions of the local laws and ordinances of the City of Gulf Shores, Alabama, and the provisions of the Building Code of the State of Alabama.

Use Classification	RESIDENTIAL	Group	R	Building Permit No.	11204
Type of Construction	VI	Fire District	G.S.	Legal Description	LOT # 900
Owner of Building	THE RIDGEMARK	Building Identification			430 HWY 180 WEST
Owner Address	180 HWY 180 WEST GULFSHORES, AL 36542				

Building Official: 
 Date: SEPTEMBER 15, 2005
 For City Construction Office