

NINTH AMENDED DECLARATION OF CONDOMINIUM
OF
THE RIDGE, LLC, A CONDOMINIUM

THIS NINTH AMENDED DECLARATION is made on this the 19th day of October, 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

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:
2005 October -19 1:14PM
Instrument Number 938675 Pages 14
Recording 42.00 Mortgage
Deed Min Tax
Index BP 5.00
Archive 5.00
Adrian T. Johns, Judge of Probate

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 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 Ninth Amended Declaration;

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

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

“36. Unit 801 is a two (2) story, three (3) bedroom, two and one-half (2 ½) 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.

37. Unit 802 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.

38. Unit 803 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.

39. Unit 804 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 Section 10.03 "Responsibility" of the Declaration to read as follows:

"The Association shall be responsible for the reconstruction and repair after casualty."

3. 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 801, 802, 803 and 804, attached hereto as Exhibit "B-9".

4. By amending and substituting Exhibit "F" of the Declaration with the attached Exhibit "F-9" entitled Ninth Amended Ownership of Common Elements.

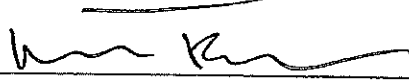
5. By amending Exhibit "G" to include a Current Projected Operating Budget for 2005 and establishing a monthly fee rate for Units 801, 802, 803 and 804, attached as Exhibit "G-9".

6. By amending Exhibit "H" to include a Certificate of Substantial Completion for Units 801, 802, 803 and 804, attached as Exhibit "H-9".

Other than as stated herein, the Declaration previously filed shall remain in full force and effect.

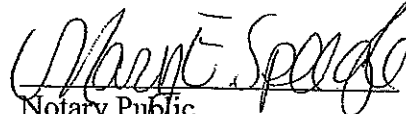
IN WITNESS WHEREOF, the Developer, THE RIDGE, LLC, by and through its duly authorized manager, has caused this instrument to be executed under seal on this the 19th day of October, 2005.

THE RIDGE, LLC
An Alabama Limited Liability Company


BARTON E. KAISER
Its Managing Member

STATE OF ALABAMA
COUNTY OF BALDWIN

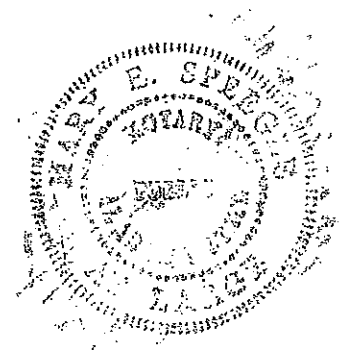
I, the undersigned authority, in and for said county, in said State, hereby certify that on this 19th day of October, 2005, before me appeared Barton E. Kaiser, and the above-listed Members of THE RIDGE, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) 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.

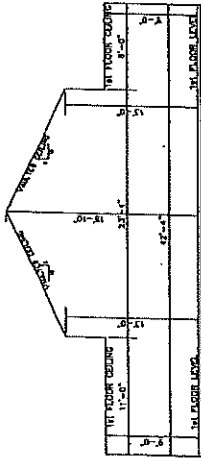

Notary Public

My commission expires on: 7-22-09

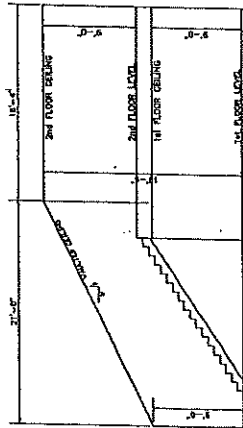
This instrument was prepared by:

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

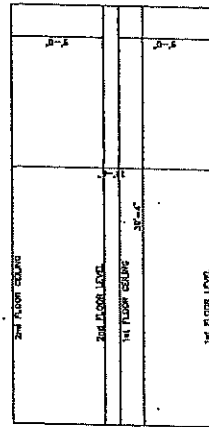




UNIT SPACE DIMENSIONS SECTION E-E (REVISED) UNIT 601 - 604

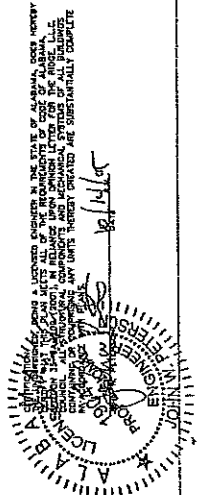


UNIT SPACE DIMENSIONS SECTION W-W (REVISED) UNIT 601 - 604



UNIT SPACE DIMENSIONS SECTION V-V (REVISED) UNIT 601 - 604

HORIZONTAL UNIT BOUNDARIES



Seal of the State Board of Professional Engineers, Architects, and Surveyors, State of Alabama. License No. 19000, expires 12/31/14.

Horizontal Boundaries	
Project Name	The Ridge - Building 600
Project No.	
Sheet No.	
Scale	
Author	
Checker	
Engineer	
Date	

EXHIBIT F-9

NINTH 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

Ninth 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
1004	1475	0.0353040
901	1475	0.0353040
902	1475	0.0353040
903	1475	0.0353040
904	1475	0.0353040
801	1475	0.0353040
802	1475	0.0353040

803	1475	0.0353040
804	1475	0.0353040

RESIDENTIAL TOTAL	53,580	1.0000000
-------------------	--------	-----------

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

ASSUMES 38 COMPLETED UNITS

INCOME:

Assessments	\$ 98,633
-------------	-----------

OPERATING EXPENSES:

Accounting	200
Cable television	14,592
Electricity	1,000
Insurance	48,100
Landscape - maintenance	8,136
Landscape - repairs	250
Landscape - water	500
Pool maintenance	3,600
Telephone - pool	500
Garbage	600
Pest Control	4,560
Miscellaneous & contingency	2,500
Total Operating Expenses	84,538

<u>Reserve & replacement</u>	14,095
----------------------------------	--------

NET	\$ -
-----	------

THE CURRENT MONTHLY PER UNIT FEE IS:	# 801	\$ 238
	# 802	\$ 238
	# 803	\$ 238
	# 804	\$ 238

PROJECTED BUDGET USING ESTIMATED AMOUNTS ONLY. ESTIMATES ARE BASED ON COMPLETION OF BUILDINGS 1100,1200,1300,200,300,400,500,1000,900 & 800 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
Garbage Collection	1,000
Pest Control	5,760
Telephone - pool	500
Miscellaneous & contingency	2,500
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:	
# 801	\$ 238
# 802	<u>\$ 238</u>
# 803	<u>\$ 238</u>
# 804	<u><u>\$ 238</u></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.

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: H205

Type Construction: Y1 Fire District: G.S. Legal Desc/Parcel No: LOT # 800

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: OCTOBER 7, 2005
POSTIN-A-CONSISTENCY LABEL