

DECLARATION OF CONDOMINIUM OF
PHOENIX VIII, A CONDOMINIUM

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DECLARATION OF CONDOMINIUM

OF

PHOENIX VIII, A CONDOMINIUM

THIS DECLARATION, is made this the 11th day of August, 2000,
by TILLIS M. BRETT, THOMAS E. BRETT and WILLIAM T. ROBINSON, JR.,
hereinafter called "DEVELOPERS," for their heirs, grantees and assigns.

WHEREIN, Developers make the following declaration; and

WHEREAS, Developers are the fee simple owners of that certain parcel of real property situated in the County of Baldwin, State of Alabama, and have improved said real property in the manner set out herein, which said parcel of land is more particularly described in Exhibit "A" attached hereto and incorporated herein as if fully set out.

NOW, THEREFORE, Developers hereby make the following declaration as to the division to which said real property and improvements thereon may be put, hereby specifying that said Declaration shall constitute covenants to run with the land and shall be binding upon Developers, their heirs and assigns, and all subsequent owners of all or any part of said real property and improvements, together with their grantees, successors, heirs, executor, administrators, devisees or assigns.

DEFINITIONS

The terms used in this Declaration and in the By-Laws shall have the meanings stated in the Alabama Uniform Condominium Act of 1991, and as follows, unless the context otherwise requires:

1.01. "ACT" means the Alabama Uniform Condominium Act of 1991, Code of Alabama (1975), Section 35-8A-101, et seq.

1.02. "ARTICLES" means the Articles of Incorporation of the Association, recorded in the Office of the Judge of Probate of Baldwin County, Alabama.

1.03. "ASSESSMENT" means proportionate share of the funds required for the payment of the Common Elements which from time to time may be levied against each Unit Owner.

1.04. "ASSOCIATION" means Phoenix VIII Association, Inc., an Alabama not for profit corporation, and its successors, and is the corporation organized under the ACT.

- 1.05. "BOARD" means the Board of Directors of the Association.
- 1.06. "BUILDING" means all structures or structural improvements located on the Real Property and forming part of the Condominium.
- 1.07. "BY-LAWS" means the duly adopted By-Laws of the Association, identified as Exhibit "D" attached hereto and made a part hereof as if set out fully herein.
- 1.08. "COMMON ELEMENTS" means all portions of the condominium other than the Units.
- 1.09. "COMMON EXPENSES" means expenditures made by or financial liabilities of the Association, together with any allocations to reserves.
- 1.10. "COMMON SURPLUS" means the excess of all receipts of the Association arising out of the Common Elements over the amount of the Common Expenses.
- 1.11. "CONDOMINIUM" means Phoenix VIII, a condominium, and consists of the Condominium Property submitted to the Condominium form of ownership by this Declaration.
- 1.12. "CONDOMINIUM DOCUMENTS" means the Declaration, By-Laws, Articles and all Rules and Regulations adopted by the Association, and all exhibits attached thereto, as the same may be amended from time to time.
- 1.13. "CONDOMINIUM PROPERTY" or "PROPERTY" means all property, both real, personal or mixed, which is submitted to the Condominium form of ownership as provided for herein and includes the Real Property and all improvements now existing or hereafter placed thereon and all easements, rights, interests or appurtenances thereto, and all personal property now or hereafter used in connection therewith.
- 1.14. "DECLARATION" means this Declaration of Condominium any and amendments thereto which may be made from time to time.
- 1.15. "DEVELOPERS" mean Tillis M. Brett, Thomas E. Brett, and William T. Robinson, Jr.
- 1.16. "DEVELOPMENT" shall have the same meaning as "Condominium Property" or "Property."
- 1.17. "DEVELOPMENT RIGHTS" shall have the same meaning as is defined in the ACT and as set out in the Declaration.
- 1.18. "LIMITED COMMON ELEMENT" shall have the same meaning as is defined in the ACT and as set out in the Declaration.

1.19. "MEMBER" means a member of the Association, membership in which is confined to Unit Owners.

1.20. "MORTGAGEE" means any lender holding a mortgage or vendor's lien on any part or all of the Condominium Property.

1.21. "OCCUPANT" means a person or persons in possession of a Unit, regardless of whether that person is the Unit Owner.

1.22. "PERSONS" means a natural person, a corporation, a limited liability company, a partnership, a limited partnership, the Association, a Trustee, or other legal entity.

1.23. "PLANS" mean the floor plans and elevations of the Condominium prepared by an independent registered engineer or registered architect, which are marked Exhibit "B" and attached hereto and expressly made a part hereof as though fully set out herein. The Plans are preceded by a certificate of completion executed by an independent registered engineer or registered architect in accordance with the ACT. It also certifies that the Plans contain all the information required by the ACT.

1.24. "REAL PROPERTY" means the Real Property which is submitted to the Condominium form of ownership as provided for herein.

1.25. "SPECIAL DECLARANT RIGHTS" shall have the same meaning as is defined in the ACT and as set out in the Declaration. "Declarant" as used herein means the Developer.

1.26. "UNIT" or "PRIVATE ELEMENT" shall have the same meaning as "Unit" is defined in the ACT. The Units are designated on the Plans.

1.27. "UNIT OWNER" means the Owner of a Unit.

1.28. "UTILITY SERVICES" shall include but not be limited to electrical power, gas, garbage and sewage disposal.

When the context permits, use of the plural shall include the singular, use of the singular shall include the plural, and the use of any gender shall be deemed to include all genders.

NAME

The name by which this condominium is identified is PHOENIX VIII, a condominium.

THE REAL PROPERTY

The lands owned by the Developers, which are herewith submitted to the condominium form of ownership, are the following described lands, lying and being in the County of Baldwin, State of Alabama, which are attached hereto as Exhibit "A."

PURPOSE

The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed thereon to the condominium form of ownership and use in the manner provided by the Alabama Uniform Condominium Act § 35-8A-101, et seq., Code of Alabama (1975).

DEVELOPMENT PLAN

5.01. Improvements. The improvements are as shown upon the plans thereof, as recorded as Instrument No. 558289 in the records of the Judge of Probate of Baldwin County, Alabama, which plans were prepared by John M. Senkarik, A.I.A., including a set of floor plans of the building showing the lay-out, location, the designating letters and numbers of each unit, as well as his verified statement, attached hereto as Exhibit "B," that such plans have been completed and are in sufficient detail to identify the common elements and the private elements comprising the units as built and which said plans are supplemented and complimented by the narrative and the graphic descriptions herein contained.

5.02. Changes. In order to meet the possible unforeseen or varying demands for the number and type of unit, or in order to meet particular requirements of prospective purchasers, lending institutions or title insurance companies, or for any other reason, the Developers reserve the right to change the size, dimensions, number and location of buildings, units and other improvements, and the size, dimensions, lay-out location and undivided percentage of ownership in the common elements of any unit for which a purchase agreement has not been executed by the Developer or with respect to which the purchaser is in default, provided such changes do not change the common elements of any unit already sold or under an executed purchase and sale agreement as to which the purchaser is not in default. The Developer further reserves the right to substitute for any of the materials, equipment and other articles herein mentioned, materials, equipment and articles of equal or better quality.

5.03. Amendment of Plans. This Declaration may be amended by the filing of such additional plans as may be required to accurately describe the improvements or the condominium and in order to show completion of improvements. Such completion may be shown by the filing of a verified statement of a registered architect or licensed professional engineer certifying that the completed improvements have been constructed as herein represented and upon the plans herewith filed, or, if not so constructed, then designating the changes made and certifying that the plans being filed simultaneously with such certificate fully and accurately depict the lay-out, location, numbers, size and dimensions of the units.

Such plans or certificate, or both, when signed and acknowledged by such a registered architect or licensed professional engineer, and by the Developers, shall constitute an amendment to this Declaration without approval of the Association, whether or not elsewhere required for an amendment.

5.04. Easements. Easements are reserved throughout the condominium property as may be required for utility services in order to adequately serve the condominium; provided, however, such easements to a unit shall be only in accordance with the plans and specifications for the buildings or as the buildings are constructed, unless approved in writing by the unit owner. Each unit owner shall have an easement in common with the owners of all other units to use all pipes, wires, ducts, cables, conduits, public utility lines and other common elements located in any of the other units and serving his unit. Each unit shall be subject to an easement in favor of the owners of all other units and located in such unit. The Association shall have a right of access to each unit to inspect the same, to remove violations therefrom and to maintain, repair or replace the common elements contained therein or elsewhere in any building. There is an 8 foot wide non-exclusive easement for the purpose of ingress to allow beach access by previous property owners, as set out in Exhibit "A," to the exceptions stated therein. Under the terms of the Federal Fish and Wildlife Permit attached as Exhibit "E," the access will be across the boardwalks in place.

5.05. Access. Each unit has a right of access to a public street or highway, that is to say Perdido Beach Boulevard (a/k/a Highway 182), upon and over common elements, providing such access all as shown upon the site plan (Attached hereto as part of Exhibit "B"). the immediate common elements by which each unit has access to such public street or highway are: (i) the concrete walkways running along the face of the buildings and ground; and (ii) the parking area, driveways and streets all as shown upon the site plan (Attached hereto as part of Exhibit "B").

DESCRIPTIONS

6.01. The Building. The condominium will include access areas, parking areas, lawn areas, swimming pools, tennis courts and gazebos.

6.02. Private Elements. The description of the private elements and the appurtenances thereto are determined with the aid of the plans therefore, attached hereto, and as follows:

- a) Units Numbered. Each unit is assigned a number which is indicated on the drawings attached hereto as part of Exhibit "B" to this Declaration. With the exception of Units 01 and M1, the first letter or number designates the floor number on which the unit is located. There is no floor numbered 13.
- b) Changes. The Developers reserve the right to change the interior design and arrangement of all units so long as the Developers own the unit so altered.

- c) Type A. Unit Type A is a three (3) bedroom, two (2) bath unit containing a kitchen, living and dining area combination with approximately 1,394 square feet of heated and cooled area not including the open balcony. The unit comes complete with carpet, vinyl flooring, wallpaper in designated area, window blinds, range, dishwasher, refrigerator, washer and dryer.
- d) Type C. Type C is a one (1) bedroom, one (1) bath unit containing a kitchen, living and dining area combination with approximately 801 square feet of heated and cooled area not including the open balcony. The unit comes complete with carpet, vinyl flooring, wallpaper in designated area, window blinds, range, dishwasher, refrigerator, washer and dryer.
- e) Type D. Type D is a three (3) bedroom, two (2) bath unit containing a kitchen, living and dining area combination with approximately 1,392 square feet of heated and cooled area not including the open balcony. The unit comes complete with carpet, vinyl flooring, wallpaper in designated area, window blinds, range, dishwasher, refrigerator, washer and dryer.
- f) Type E. Type E is a two (2) bedroom, two (2) bath unit containing a kitchen, living and dining area combination with approximately 1,064 square feet of heated and cooled area not including the open balcony. The unit comes complete with carpet, vinyl flooring, wallpaper in designated area, window blinds, range, dishwasher, refrigerator, washer and dryer.
- g) Type F. Type F is a three (3) bedroom, two (2) bath unit containing a kitchen, living and dining area combination with approximately 1,395 square feet of heated and cooled area not including the open balcony. The unit comes complete with carpet, vinyl flooring, wallpaper in designated area, window blinds, range, dishwasher, refrigerator, washer and dryer.
- h) Unit 01. Unit 01 is designated as a two (2) office, service center and service area with approximately 696 square feet of heated and cooled area, complete with carpet and tile flooring.
- i) Unit M1. Unit M1 is an unfinished concrete area consisting of floors, walls and ceilings containing approximately 699 square feet. The owner can improve the area if desired. This area is to be used primarily for maintenance operations.

6.03. Common Elements. The common elements of the condominium includes all parts of the condominium property not located within the perimeter boundaries of the apartment units, as hereinafter described, being the facilities located substantially as shown upon the plans hereto attached, and include but are not limited to the following:

a) The land described in Exhibit "A" attached hereto, subject to the exceptions set out therein.

b) All central and appurtenant installations for services such as power, light, telephone, storm drains, sewer and water, television cables, heat and air conditioning, including all pipes, ducts, wires, cables and conduits used in connection therewith, whether located in common areas or in units, and all utility and mechanical equipment, buildings and spaces, which are not used or reserved for the exclusive use of certain units.

c) Automobile parking spaces in the parking areas.

d) All outdoor and exterior lights.

e) Balconies and decking.

f) All attics, foundations, columns, girders, beams, and supports of buildings, and such component parts of walls, roofs, floors and ceilings as are not located within the units.

g) Lawn areas, landscaping, trees, curbs and walkways.

h) Recreation areas and facilities, including but not limited to, the swimming pools, sun deck, whirlpools, saunas, tennis courts, meeting room, public restrooms, lobby and reception area, gazebos and guard house.

i) Exterior steps, ramps, handrails, stair and stairwells.

j) All tanks, pump houses, wells, motors, fans, compressors and control equipment, fire fighting equipment, garbage equipment, elevators and equipment which are not reserved for the use of certain units.

k) All retaining walls, seawalls, bulkheads and jetties, and all areas for refuse collection or disposal.

l) All other parts of the development existing for the common use or necessary to the existence, maintenance and safety of the development.

m) All other items listed as such in the Alabama Uniform Condominium Act, and located on the Property.

6.04. Limited Common Elements. The limited common elements include the following Storage Room areas located on the following floors:

- a) Storage Room on Floors 3, 5, 6, 8, 9, 11, 12 and 15.

The use of these storage rooms identified above and as shown on the plans attached as part of Exhibit "B" is allocated exclusively to the owner of Unit 01.

- b) All other items listed as such in the Alabama Uniform Condominium Act.

6.05. Unit Boundaries. Each unit consists of that part of the building containing the unit which lies within the boundaries of the unit, exclusive of interior load-bearing walls and pillars and any pipes, wires, conduits, ducts, vents and other servicing utility lines which are utilized for or serve more than one (1) condominium unit. The vertical boundaries of each unit shall be the plane of the inside surfaces of the studs which are the component parts of the exterior walls and of interior walls separating a unit from another unit, and are as shown on the drawings in Exhibit "B" attached hereto. Where the unit is bounded by an exterior wall, the walls shall be considered to include any door, window or other closure therein in the closed position, and the boundary shall be the plane of the inside surfaces of the studs which are the component parts of such walls to the effect that the private elements of the boundary walls shall include the surfacing materials. The upper horizontal boundary of each unit shall be the plane of the under surfaces of the ceiling slabs. The lower horizontal boundary of floors of the units shall be the upper surfaces of the floor slab.

6.06. Surfaces. An owner shall not be deemed to own the studs and structural components of the perimeter walls and/or of load-bearing walls, nor the windows and doors bounding the unit, nor balconies, nor balcony railings enclosing a balcony area assigned to the exclusive use of the unit. An owner, however, shall be deemed to own and shall have the exclusive right and duty to repair, maintain, replace, paint, repaint, tile, wax, paper or otherwise finish and decorate the surfacing materials on the interior of the exterior walls and on the interior walls separating a unit from other units, and, the surfacing materials of the floors of his unit, and all appurtenant installations, including all pipes, ducts, wires, cables and conduits used in connection therewith for services such as power, light, telephone, sewer, water, heat, air conditioning and television, whether located in the boundaries of the unit or in the common areas, which are the exclusive use of the unit; and all ceilings and partition walls. An owner shall have the exclusive right and duty to wash and keep clean the interior and exterior surfaces of windows and doors bounding his unit.

6.07. Balconies. A valid exclusive easement is hereby declared and established for the benefit of each unit and its owner consisting of the exclusive right to use and occupy the balcony or balconies serving his unit, the maintenance of which shall nonetheless remain the responsibility of the Association.

6.08. Developer's Limited Warranty By recording this Declaration, the Developer herewith provides a limited warranty covering latent defects of the common areas or common elements for one (1) year from the date of recordation. A latent defect is hereby defined as a defect not apparent at the time of occupancy or closing, but which becomes apparent within

one (1) year, and such defect has been directly caused by the failure of construction of the building in accordance with the standards of construction prevailing in the geographical area of the Unit. Developer shall not be liable under this limited warranty unless written notice of the latent defect shall be given by the Association to Developer before the expiration of said one (1) year warranty period. Steps taken by Developer to correct any such defect shall not act to extend the warranty period as to other matters. Developer shall not be responsible or provide coverage for any of the following:

- (a) defects in appliances and pieces of equipment which are covered by manufacturer's warranties;
- (b) incidental, consequential or secondary damages caused by a breach of this warranty;
- (c) defects which are the result of characteristics common to the materials used, such as, but not limited to: warping and deflection of wood; mildew and fading; chalking and checking of paint due to sunlight; cracks due to drying and curing of concrete, stucco, plaster, bricks and masonry; drying, shrinking and cracking of caulking and weatherstripping;
- (d) conditions resulting from condensation on, or expansion or contraction of materials;
- (e) damages due to ordinary wear and tear, abusive use or lack of proper maintenance; and
- (f) chips, scratches or mars in tile, woodwork, walls, porcelain, brick, plumbing fixtures, formica and glass.

THE LIMITED WARRANTY IS GIVEN IN LIEU OF ANY AND ALL OTHER WARRANTIES, EITHER EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY OR WORKMANSHIP, EACH OF WHICH ARE SEPARATELY HEREBY DISCLAIMED BY DEVELOPER.

DETERMINATION OF PERCENTAGES OF OWNERSHIP IN COMMON ELEMENTS, COMMON SURPLUS AND VOTING

7.01. Ownership and Voting Percentages. A schedule setting forth the percentage of undivided interest of each unit in the common areas is attached hereto, marked Exhibit "C" and by reference made a part hereof. The formula to determine the percentage of ownership in the common elements is also shown on Exhibit "C." The common expenses shall be charged to the unit owners according to the formula shown on Exhibit "C-1." The formula to determine the percentage of common surplus and voting in all matters requiring action by the

owners is shown on Exhibit "C-1." The common surplus shall be a trust fund for the unit owners according to the respective units' ownership in the common elements or applied against the following year's assessment, unless otherwise determined by the Board of Directors of the Association, which shall not in any event use such surplus or any part thereof in any way other than to furnish services, insurance, goods or other items of value to the unit owners.

ENCROACHMENTS

8.01. If any portion of the common elements now encroaches upon any unit, or if any unit now encroaches upon any other unit or upon any portion of the common elements, as a result of the construction of any building, or if any such encroachment shall occur hereafter as a result of settling or shifting of any building, a valid easement for the encroachment and for the maintenance of the same so long as such building stands shall exist. In the event any building, any unit, any adjoining unit, or any adjoining common element shall be partially or totally destroyed as a result of fire or other casualty, or as a result of condemnation or eminent domain proceedings, and then rebuilt, encroachments of parts of the common elements upon any unit or of any unit upon any other unit or upon any portion of the common elements due to such rebuilding, shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist so long as such building shall stand.

UNITS SUBJECT TO ACT, DECLARATION, BY-LAWS AND RULES AND REGULATIONS

All present and future owners, tenants and occupants of units shall be subject to and shall comply with the provisions of the Act, this Declaration, the By-Laws and the Rules and Regulations as they may be amended from time to time. The acceptance of a deed or conveyance or the entering into of a lease or the entering into occupancy of any unit shall constitute an agreement that the provisions of the Act, this Declaration, the By-Laws and the Rules and Regulations, as may be amended from time to time, are accepted and ratified by such owner, tenant and occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest of estate in such unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease thereof. In the event of a conflict in any of the provisions of any such documents, the documents shall govern or control in the following order of the preference: (i) the Act; (ii) the Declaration; (iii) the Articles of Incorporation of the Association; (iv) the By-Laws of the Association; and (v) the Rules and Regulations of the Association.

9.01. Exclusive Ownership. Each owner shall be entitled to exclusive ownership and possession of his unit. Each owner shall be entitled to an undivided interest in the common elements in the percentages expressed in this Declaration, which percentages of undivided interest of each owner shall have a permanent character and shall not be altered without the consent of all owners and lien holders of record of units affected by such alterations expressed in an amended Declaration, duly recorded. The percentage of the undivided interest in the

common elements shall not be separated from the unit to which it appertains and shall be deemed to be conveyed or encumbered or released from liens with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument. Each owner may use the common elements in accordance with the purposes for which the same are intended, without hindering or encroaching upon the lawful rights of the other owners.

9.02. Enforcement. Failure of any owner to comply strictly with the provisions of this Declaration, the By-Laws and the Rules and Regulations shall be grounds for an action to recover sums due, or damages, or injunctive relief, or any or all of them. Such actions may be maintained by the Association on its own behalf or on behalf of the unit owners aggrieved. In any case of flagrant or repeated violation by a unit owner, he may be required by the Association to give sufficient surety or sureties for his future compliance with the provisions of this Declaration, the By-Laws and the Rules and Regulations. Nothing herein contained shall prevent, in a proper case, an independent action by an aggrieved unit owner for such relief.

MAINTENANCE

The responsibility for the maintenance of the condominium property shall be as follows:

10.01. Units:

a) By the Association. The responsibility of the Association shall be as follows:

- i) To maintain, repair and replace all portions of a unit, except interior surfaces and surfacing materials, contributing to the support of the building, which portions shall include but not be limited to the outside walls of the building and all fixtures thereon, and boundary walls of units, floors, load-bearing columns and load-bearing walls.
- ii) To maintain, repair and replace all conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which are contained in the portions of a unit maintained by the Association, and all such facilities contained within a unit which service part or parts of the condominium other than the unit within which contained.
- iii) To maintain and replace all balconies and balcony railings.
- iv) To repair all incidental damaged caused to a unit in the performance of any of the foregoing work.

b) By the Unit Owner. The responsibility of the unit owner shall be as follows:

- i) To maintain, repair and replace all portions of his unit except the portions to be maintained, repaired and replaced by the Association.

ii) Not to paint or otherwise decorate or change the appearance of any portion of the exterior of the building and/or the exterior of the balconies assigned to the exclusive use of the unit owner, and/or the exterior of the balcony area assigned to the exclusive use of the unit owner.

iii) To maintain the surfacing materials within the unit.

iv) To maintain, repair and replace the heating, air conditioning, utility and mechanical equipment, and all sewer and water lines including all pipes, ducts, wires, cables and conduits used in connection therewith, which are for the exclusive use of his unit, whether or not located within the boundaries of his unit.

v) To maintain, repair and replace the interior appurtenances of his unit, including but not limited to the floor coverings, wall coverings, window shades and screens, draperies, furniture, furnishing light fixtures, and all appliances located therein.

vi) To promptly report in writing to the Association any defect or need for repairs, the responsibility for the remedying of which is that of the Association.

vii) To be responsible for the cost of all incidental damage caused to the common elements in the performance of the foregoing work.

c) Alteration and Improvement. Neither a unit owner nor the Association shall make any alterations in the portions of a unit or building which are to be maintained by the Association, or to remove any portion thereof, or make any additions thereto, or do any work which would jeopardize the safety or soundness of the building, or impair any easement, without first obtaining approval in writing of the owners of all other units in the building concerned and the approval of the Board of Directors of the Association.

10.02. Common Elements.

a) By the Association. The maintenance and operation of the common elements shall be the responsibility and the expense of the Association.

b) Additions, Alterations and Improvements. After the completion of the improvements included in the common elements which are contemplated by this Declaration, there shall be no further additions to common elements (except by incremental development as elsewhere herein provided) without the prior approval in writing of seventy-five percent (75 %) of votes of the unit owners, and the approval in writing of the mortgagees who are the holders of mortgages comprising first liens on the units so approving, provided, however, that any alteration or improvements of common elements which constitute or are contained in the boundaries of units bearing the approval in writing of unit owners entitled to cast fifty-one percent (51 %) of the votes in the Association, and the approval in writing of all mortgagees who are the holders of mortgages comprising first liens on the units of such approving unit

owners and which does not prejudice the rights of any owners not consenting, may be done if the owners who do not approve are relieved from the initial cost thereof. There shall be no change in the share and rights and obligations of a unit owner in the common elements which are altered or further improved, whether or not the unit owner contributes to the initial costs thereof. Any such alteration or addition shall be done in accordance with complete plans and specifications therefor first approved in writing by the Board; and promptly upon completion of such additional building or structural alteration or addition to any structure, the Association shall duly record or file of record in the Office of the Judge of Probate of Baldwin County, Alabama, such amendment, together with a complete set of plans of the condominium, as so altered, certified "as built" by a licensed or registered engineer or architect.

ASSESSMENTS

The making and collection of assessments against unit owners from common expenses and other charges shall be pursuant to the By-Laws and subject to the following provisions:

11.01. Share of Common Expenses and Other Charges. Each unit owner shall be liable for a share of the common expenses and other charges, such share being determined by the formulas referred to as set out in paragraph 7.01. herein.

11.02. Interest. Application of Payments. Assessments, and installments thereon, paid on or before ten (10) days after the date when due shall not bear interest, but to all sums not paid on or before ten (10) days after the date when due shall be added a \$15.00 penalty and interest at the rate of ten percent (10%) per annum after date due until paid.

11.03. Liens for Assessments. The Association is hereby granted a lien upon each unit and its appurtenant undivided interest in common elements, which lien shall secure and does secure the moneys due for all assessments now or hereafter levied or subject to being levied against the owner of each unit, which lien shall also secure interest, if any, which may be due on the amount of any delinquent assessment owing to the Association, and which lien shall also secure all costs and expenses, including a reasonable attorney's fee, which may be incurred by the Association in enforcing this lien upon said unit and its appurtenant undivided interest in the common elements. The said lien for non-payment of assessments shall have priority over all other liens and encumbrances, recorded or unrecorded, except only: i) tax lien on the unit in favor of the state, the county, any municipality and any special district; and ii) all sums unpaid on a first mortgage of record. In any suit for the foreclosure of said lien, the Association shall be entitled to rental from the owner of any unit from the date on which the payment of any assessment or installment thereof becomes delinquent and shall be entitled to the appointment of a receiver for said unit without notice to the owner of such unit. The rental required to be paid shall be equal to the rental charged on comparable types of dwelling units in Gulf Shores, Alabama. The lien granted to the Association shall further secure such advances for taxes and other payments which may be required to be advanced or paid by the Association in order to preserve and protect its lien, and the Association shall further be entitled to interest at the rate of ten percent (10%) per annum on any such advances made for

such purposes. All persons, firms or corporations who shall acquire, by whatever means, any interest in the ownership of any unit, or who may be given or acquire a mortgage, lien or other encumbrance thereon, are hereby placed on notice of the lien granted to the Association.

11.04. Rental Pending Foreclosure. In any foreclosure of a lien for assessments, the owner of the unit subject to the lien shall be required to pay a reasonable rental for the unit.

11.05. No Exemption from Assessments. No owner of a unit may exempt himself from liability for contribution toward the common expenses and other charges by waiver of the use or enjoyment of any of the common elements or by the abandonment of his unit, or by any other means; except that any holder of a mortgage which comes into possession of the unit pursuant to the remedies provided in the mortgage, foreclosure of mortgage, or deed in lieu of foreclosure shall take the property free of any claims for unpaid assessments against the mortgaged unit which accrue prior to the time such holder comes into possession (except for claims for a pro rata share of such assessments resulting from a pro rata allocation of such assessment to all units including the mortgaged unit) and shall not be liable for contribution toward common expenses and other charges until the subject unit shall be been leased or sold.

11.06. Statement of Unpaid Assessments. The Association shall promptly provide any unit owner and/or the holder of a mortgage comprising a first lien on any unit or the grantee in any voluntary conveyance of a unit so requesting the same in writing with a written statement of all unpaid assessments due from the unit owner.

ASSOCIATION

The operation and administration of condominium shall be by the Association of the unit owners, pursuant to the provision of the Alabama Uniform Condominium Act, which said Association shall be incorporated by the Articles of Incorporation recorded in the Office of the Judge of Probate of Baldwin County, Alabama. The Association shall be an entity which shall have the capability of bringing suit and being sued with respect to the exercise or non-exercise of its powers. It shall have authority and the power to maintain a class action and to settle a cause of action on behalf of unit owners of the condominium of the condominium with reference to the common elements, the roof and structural components of a building or other improvements, and mechanical, electrical and plumbing elements serving in improvement or a building as distinguished from mechanical elements serving only a unit, and with reference to any and all other matters in which all the unit owners of the condominium have a common interest. The Association shall be further organized and shall fulfill its functions pursuant to the following provisions.

12.01. Name. The name of the Association shall be Phoenix VIII Association, Inc.

12.02. Powers. The powers and duties of the Association shall include those set forth in the Alabama Uniform Condominium Act, and attached hereto as Exhibit "D" and made a part hereof, and those set forth in its Articles of Incorporation, and shall have the power to purchase a unit of the condominium. The powers of the Association shall included but not be

limited to the maintenance, management and operation of the condominium property.

12.03. Members:

a) Qualification. The members of the Association shall consist of all of the record owners of units.

b) Change of Membership. Change of membership in the Association shall be established by the recording in the Public Records of Baldwin County, Alabama, of a deed or other instrument establishing a record title to a unit in the condominium, and the delivery to the Association of a certified copy of such instrument, the owner designated by such instrument thereby becoming a member of the Association. The membership of the prior owner shall be thereby terminated.

c) Voting Rights. Each unit shall be entitled to one (1) vote, which vote shall be the percentage assigned to the unit as stated in Exhibit "C-1" attached hereto. The vote for a unit shall be cast by the owner thereof or the owner of possessory interest therein, or in the case of a corporate owner, by the officer or employee thereof designated as the voting representative of such unit, as hereinafter provided, owners of more than one (1) unit shall be entitled to a vote for each unit owned. However, should the Association be a unit owner, it shall not have the voting rights for that unit.

d) Designation of Voting Representative. In the event a unit is owned by one (1) person, his right to vote shall be established by the record title to his unit. If a unit is owned by more than one (1) person, the person entitled to cast the vote for the unit shall be designated by a certificate signed by all of the record owners of the unit and filed with the Secretary of the Association. If a unit is owned by a corporation, the officer or employee thereof entitled to cast the vote for the unit shall be designated by a certificate of appointment signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the Association. If such a certificate is not on file with the Secretary of the Association for a unit owned by more than one (1) person or by a corporation, the membership or vote of the unit concerned shall not be considered in determining the requirement for a quorum nor for any purpose requiring the approval of the person entitled to cast the vote for the unit. Such certificate shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the unit concerned is effected. A certificate designating the person entitled to cast the vote of a unit may be revoked by any owner thereof.

e) Approval or Disapproval by Unit Owners. Whenever the approval or disapproval of a unit owner is required upon any matter, whether or not the subject of an Association meeting, such approval or disapproval shall be expressed by the same person who would cast the vote of such owner if in an Association meeting, unless the joinder of all record owners is specifically required by this Declaration.

f) Restraint Upon Assignment of Shares in Assets. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

12.04. Board of Directors. The affairs of the Association shall be conducted by a Board of Directors which shall consist of such number not less than three (3) nor more than eight (8) as shall from time to time be determined and fixed by a vote of a majority of the voting rights present in any annual meeting of the members.

12.05. Indemnification. Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, or any settlement thereof, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or Officer of the Association, whether or note he is a Director or Officer of the Association at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty or willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. the foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

12.06. Limitation of Liability. Notwithstanding the liability of the Association to maintain and repair parts of the condominium property, the Association shall not be liable for injury or damage caused by a latent condition of the property to be maintained and repaired by the Association, nor for the injury or damage caused by the elements, or other owners or persons..

12.07. By-Laws. The By-Laws of the Association shall be in the form attached hereto as Exhibit "D."

INSURANCE

Insurance (other than title insurance) which shall be carried upon the condominium property and the property of the unit owners shall be governed by the following provisions:

13.01. Authority to Purchase. All insurance policies upon the condominium property shall be purchased by the Association in the name of the Association as trustee for each of the unit owners in the percentages of ownership set forth in the Declaration, and their mortgagees as their interest may appear, and provision shall be made for the issuance of certificates of mortgage endorsements to the mortgagees of unit owners. Such policies shall be deposited with the Association. A unit owner may, at his own expense, additionally insure his own unit for his own benefit, provided such additional insurance upon his unit be placed with the Association's insurance agent; and provided, further than any diminution in insurance proceeds

to the Association resulting from the existence of such other insurance shall be chargeable to the owner who acquired such other insurance; who shall be liable to the Association to the extent of any such diminution and/or loss of proceeds. A unit owner may obtain at his own expense insurance coverage upon his own personal property, and such other coverage, including person liability, as he may desire.

13.02. Coverage:

a) Casualty. The Association must obtain, maintain, and pay the premiums upon, as a Common Expense, the property insurance required by the ACT for condominium structures with horizontal boundaries. All buildings and improvements upon the land and all personal property comprising the condominium property shall be insured with a single insurance agent in an amount sufficient to avoid application of a co-insurance clause, but not without deduction for depreciation, as determined annually by the Board of Directors of the Association. If reasonably available, the policy or policies shall contain a stipulated amount clause, or determinable cash adjustment clause, or similar clause to permit a cash settlement covering specified value in the event of destruction and a decision not to rebuild.

i) Loss or Damage by Fire. Loss or damage by fire and other hazards covered by a standard extended coverage endorsement; and

ii) Such Other Risks. Such other risks as from time to time shall be customarily covered with respect to buildings similar in construction, location and use as the buildings on the land, including but not limited to water damage, vandalism, and malicious mischief, and flood insurance.

b) Public Liability. Public liability in such amounts and with such coverage as shall be required by the Board of Directors of the Association.

c) Workmen's Compensation Policy. Workmen's compensation policy if needed to meet the requirements of the law.

d) Other Insurance. The Board may purchase and maintain in force debris removal insurance, fidelity bonds, and other insurance and/or bonds as it may deem necessary. The Board is authorized to provide coverage for payment of maintenance charges on behalf of an owner whose unit is rendered uninhabitable by a peril insured against, and to absolve such an owner of the obligation to pay maintenance charges to the extent that the same are offset by proceeds from such coverage.

e) Revision. Insurance coverages will be analyzed by the Board or its representative, at least every five (5) years from the date hereof, and the insurance program revised accordingly.

13.03. Provisions. Every such policy of insurance shall in substance and effect:

a) Provide that the liability of the insurer thereunder shall not be affected by, and that the insurer shall not claim any right of set-off, counterclaim, apportionment, proration, or contribution by reason of any other insurance obtained by or for any apparent owner.

b) Contain no provision relieving the insurer from liability for a loss occurring while the hazard to such building is increased, whether or not within the knowledge or control of the Association, or because of any breach or warranty or condition or any other act or neglect by the Association or any unit owner or any other person under either of them.

c) Provide that such policy may not be cancelled (whether or not requested by the Association) except by the insurer giving at least thirty (30) days prior written notice thereof to the Association, the fee owner, and every other person in interest who shall have requested such notice of the insurer.

d) Contain a waiver by the insurer of any right of subrogation to any right of the Association or either against the owner of lessee of any unit; and

e) Contain a standard mortgage clause which shall:

i) Provide that any reference to a mortgagee in such policy shall mean and include all holders of mortgages of any unit, whether or not named therein; and

ii) Provide that such insurance as to the interest of any mortgagee shall not be invalidated by any act or neglect of the Association or unit owners or any persons under any of them; and

iii) Waive any provision invalidating such mortgagee clause by reason of the failure of the mortgagee to notify the insurer of any hazardous use or vacancy, any requirement that the mortgagee pay any premium thereon, and any contribution clause.

13.04. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association as a common expense.

13.05. Insurance Trustee; Share of Proceeds. All insurance policies purchased by the Association shall be for the benefit of the Association and the unit owners and their mortgagees as the interests may appear, and shall provide that all proceeds covering casualty losses shall be paid to the Association, as Trustee for each of the unit owners in the percentages established by the Declaration, which said Association, for the purpose of these provisions, is herein referred to as the Insurance Trustee. The duty of the Insurance Trustee shall be to receive such proceeds as are paid and hold the same in trust for the purposes elsewhere stated herein and for the benefit of the unit owners and their mortgagees, as follows:

a) Common Areas and Facilities. Proceeds on account of damage to common

areas and facilities -- an undivided share for each unit owner, such share being the same as his undivided share in the common areas and facilities appurtenant to his unit.

b) Units. Proceeds on account of units shall be held for the owners of damaged units in proportion to the cost of repairing the damage suffered by each unit owner, which cost shall be determined by the Association.

13.06. Distribution of Proceeds. If the damage for which the proceeds are paid is to be repaired or reconstructed, the proceeds shall be used to defray the cost thereof as elsewhere provided. Any proceeds remaining after defraying such costs shall be distributed to the beneficial owners, remittances to unit owners and their mortgagees, being payable jointly to them. This is a covenant for the benefit of any mortgagee of a unit and may be enforced by him.

13.07. Association as Agent. The Association is hereby irrevocably appointed as agent for each unit owner to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon the payment of claims.

RECONSTRUCTION OR REPAIR AFTER CASUALTY

In the event of the damage or destruction of all or part of the property, then, unless it be determined by a vote of one hundred percent (100%) of the owners and one hundred percent (100%) of all record owners of liens on the units not to repair or reconstruct such damaged or destroyed property, the following provisions shall apply:

a) Reconstruction or Repair. If any part of the condominium property shall be damaged by casualty, it shall be reconstructed or repaired.

b) Building.

i) Partial Destruction. If the damaged improvement is part of a building, the damaged property shall be reconstructed or repaired.

ii) Total Destruction. If a building is so damaged that the same is untenable, the building should be reconstructed.

c) Plans and Specifications. Any such reconstruction or repair must be substantially in accordance with the plans and specifications for the original building, or as the building was last constructed, or according to plans approved by the Board of Directors of the Association, which approval shall not be unreasonably withheld.

14.02. Responsibility. If the damage is only to those parts of a unit for which the responsibility of maintenance and repair is that of a unit owner, then the unit owner shall be responsible for the reconstruction and repair after casualty. In all other instances, the

responsibility for reconstruction and repair after casualty shall be that of the Association.

14.03. Estimates of Costs. Immediately after a casualty causing damage to property for which the Association has the responsibility of maintenance and repair, the Association shall obtain reliable and detailed estimates of the cost to rebuild or repair so as to place the damaged property in condition as good as that before the casualty.

14.04. Assessments. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair by the Association, assessments shall be made against the unit owners who own the damaged property, and against all unit owners in the case of damage to common areas and facilities, in sufficient amounts to provide funds to pay the estimated costs. If at any time during the reconstruction and repair, or upon completion of reconstruction and repair, the funds for the payment of the costs thereof are insufficient, assessments shall be made against the unit owners who own the damaged property, and against all unit owners in the case of damage to common areas and facilities, in sufficient amounts to provide funds for the payment of such costs. Such assessment against unit owners from reconstruction and/or repair of damages to units shall be in proportion to the cost of reconstruction and/or repair of damage to common areas and facilities shall be in proportion to the owner's share in the common areas and facilities.

14.05. Construction Funds. The funds for payment of costs of reconstruction and repair after casualty for which the Association is responsible which shall consist of proceeds of insurance held by the Insurance Trustee and funds collected by the Association from assessment against unit owners, shall be disbursed in payment of such costs in the following manner:

a) Association. The proceeds of insurance collected on account of a casualty, and the sums deposited with the Association from collections of assessments against the unit owners on account of such casualty, shall constitute a construction fund which shall be disbursed in payment of the costs of reconstruction and repair in the following manner:

i) Unit Owner. The portion of insurance proceeds representing damage for which responsibility of reconstruction and repair lies with the unit owner shall be paid by the Insurance Trustee to the unit owner, or if there is a mortgagee endorsement, then to the unit owner and the mortgagee jointly.

ii) Association - Lesser Damage. If the amount of the estimated costs of reconstruction and repair which is the responsibility of the Association is less than the total of the annual assessments for recurring expense to be made during the year in which the casualty occurs, then the construction fund shall be disbursed in payment of such costs upon the order of the Association; provided, however, that upon request to the Insurance Trustee by a mortgagee which is a beneficiary of an insurance policy the proceeds of which are included in the construction fund, such fund shall be disbursed in the manner hereinafter provided for the reconstruction and repair of major damage.

iii) Association - Major Damage. If the amount of estimated costs of reconstruction and repair which is the responsibility of the Association is more than the total of the annual assessments for recurring expenses to be made during the year in which the casualty occurs, then the construction fund shall be disbursed in payment of such costs in the manner required by the Board of Directors of the Association and upon approval of an architect qualified to practice in Alabama, and employed by the Association to supervise the work.

iv) Surplus. It shall be presumed that the first moneys disbursed in payment of costs of reconstruction and repair shall be from insurance proceeds; and if there is a balance in the construction fund after payment of all costs of reconstruction and repair for which the fund is established, such balance shall be distributed to the beneficial owners of the fund in the manner elsewhere herein provided.

USE RESTRICTIONS

The use of the property of the condominium shall be in accordance with the following provisions:

15.01. Single Family Residences. The condominium property shall be used only for single family residences, and for the furnishing of services and facilities herein provided for the enjoyment of such residences. Each of the units shall be occupied only by a single family and its guests as a residence and for no other purpose.

15.02. Nuisances. No nuisances shall be allowed upon the condominium property nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.

15.03. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies which require maintenance, modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.

15.04. Leasing. After approval by the Association as elsewhere required, entire units may be rented provided the occupancy is only by the lessee and his family and guests. No individual rooms may be rented and no transient tenants may be accommodated.

15.05. Rules and Regulations. Reasonable Rules and Regulations concerning the use of the condominium property may be made by the Developer and amended from time to time by

the Board of Directors of the Association; provided, however, that all such amendments thereto shall be approved by not less than a majority of the votes of the Association before such shall become effective. Members not present at meetings considering such Rules and Regulations or amendments thereto may express their approval or disapproval in writing. Copies of such Rules and Regulations or amendments thereto shall be furnished by the Association to all unit owners and residents of the condominium upon request.

COMPLIANCE AND DEFAULT

Each unit owner shall be governed by and shall comply with the terms of the condominium documents and regulations they may be amended from time to time. A default shall entitle the Association or other unit owners to the following relief in addition to the remedies provided by the Condominium Ownership Act:

16.01. Negligence. A unit owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, negligence or carelessness or by that of any member of his family or his or their guests, employees, agents or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy or abandonment of a unit or its appurtenances.

16.02. Costs and Attorney's Fees. In any proceeding arising because of an alleged default by a unit owner, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney fees as may be awarded by the Court.

16.03. No Waiver of Rights. The failure of the Association or any unit owner to enforce any covenant, restriction or other provision of the Condominium Ownership Act, this Declaration, the By-Laws or the Rules and Regulations shall not constitute a waiver of the rights to do so thereafter.

COVENANT AGAINST PARTITION

17.01. There shall be no judicial or other partition of the project or any part thereof, nor shall Developer or any person acquiring any interest in the project or any part thereof seek any such partition unless the project has been removed from the provisions of the Condominium Ownership Act, as in said Act provided.

AMENDMENT

This Declaration of Condominium and the By-Laws of PHOENIX VIII Association, Inc., may be amended in the following manner:

18.01. Notice. Notice of the subject matter of the proposed amendment shall be included

in the notice of any meeting at which a proposed amendment is considered.

18.02. Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by members having not less than ten percent (10%) of the total percentage values of those votes entitled to be cast at a meeting, and after being so proposed and thereafter approved by one (1) of such bodies, it must then be approved by the other to become effective. Directors and members not present at the meeting considering the amendment may express their approval or disapproval in writing provided such approval or disapproval is delivered to the Secretary at or prior to the meeting. Such approvals must be not be by less than a majority of the Directors and by not less than two-thirds (2/3) of the votes of the Association; provided, however, that any such amendment shall have been approved in writing by all mortgagees who are the holder of the mortgages which liens on the units of the approving owners; and provided, further, that every amendment that alters the percentage of undivided interest of an owner in the common areas and facilities or that alters or impairs any common area and facility or any easement or hereditament shall require the unanimous approval of all such owners and all such mortgagees.

18.03. Recording. A copy of each amendment shall be certified by the President and Secretary of the Association as having been duly adopted and shall be effective when recorded in the Office of the Judge of Probate of Baldwin County, Alabama.

18.04. Agreement. In the alternative, an amendment may be made by an agreement signed and acknowledged by all of the record owners, including first mortgagees, of units in the condominium in the manner required for the execution of a deed, and such amendment shall be effective when recorded in the Office of the Judge of Probate of Baldwin County, Alabama.

18.05. Proviso. Provided, however, that no amendment shall discriminate against any unit owner nor against any unit or class or group of units, nor change any condominium unit nor increase the owner's liability for common expenses unless the record owner thereof and all record owners of liens thereon shall join in the execution of the amendment.

18.06. Provisions Pertaining to the Developer.

Subject to the provisions herein, until the earliest of: (i) sixty (60) days after conveyance of seventy-five percent (75 %) of the Units which may be created to Unit Owners other than the Developer; (ii) two (2) years after the Developer, its successors or assigns, have ceased to offer Units for sale in the ordinary course of business; or (iii) two (2) years after any Development Right to add new units was last exercised, the By-Laws and rules adopted by the Developer shall govern and the Developer shall have the exclusive right to appoint, remove, and designate the officers and members of the Board of Directors (which need not be Unit Owners), and neither the Unit Owners nor the Association nor the use of the Condominium Property by Unit Occupants shall interfere with the completion of the

contemplated improvements and the sale of the Units. The Developer may voluntarily surrender the right to appoint and remove officers and members of the Board; but, in that event, the Developer may require, for the duration of the period of Developer control, that specified actions of the Association or Board, as described in a recorded instrument executed by the Developer, be approved by the Developer before they become effective. Provided, however, not later than ninety (90) days after conveyance of twenty-five percent (25%) of the Units which may be created to Unit Owners other than the Developer, at least one (1) member and not less than twenty-five percent (25%) of the members of the Board must be elected by Unit Owners other than the Developer. Not later than ninety (90) days after conveyance of fifty percent (50%) of the Units which may be created to Unit Owners other than the Developer, not less than thirty-three and one-third percent (33 $\frac{1}{3}$ %) of the members of the Board must be elected by Unit Owners other than the Developer. Except as provided for in the ACT, not later than the termination of any period of Developer control, the Unit Owners shall elect a Board of at least three (3) members, at least a majority of whom must be Unit Owners other than the Developer.

The Developer may make such use of the unsold Units and of the common areas and facilities as may facilitate such completion and sale, including but not limited to showing of the Property and the display of signs. The Developer may maintain sales offices, management offices, leasing and operations offices, and models in any Unit of the Condominium or on Common Elements in the Condominium without restriction as to the number, size, or location of said sales offices, management offices, leasing and operations offices, and models. The Developer shall be permitted to relocate said sales offices, management offices, leasing and operations offices, and models from one Unit location to another or from one area of the Common Elements to another area of the Common Elements in the Condominium. The Developer may maintain signs on the Common Elements advertising the Condominium. The rights of the Developer as provided for in this paragraph shall cease and terminate ten (10) years from the date of the recording of this Declaration in the Office of the Judge of Probate of Baldwin County, Alabama.

PROPORTIONATE CHANGES IN COMMON EXPENSES, COMMON SURPLUS AND VOTING RIGHTS

19.01. In the event of any one or more of the units are not rebuilt by reason of the loss of lands as a result of destruction, condemnation or otherwise, and therefore the number of units is reduced, or in the event the number of units is reduced because of its lien as heretofore provided, or an entity has acquired title to a unit as a result of owning a mortgage upon the unit concerned, whether by deed from the mortgagor or through foreclosure proceedings, then the proportionate share of the common expenses and of the common surplus and the voting rights of each unit shall be increased by adding to each remaining unit their proportionate percentages of ownership out of the percentages of ownership of the units so reduced.

TERMINATION

20.01. The condominium may be terminated in the manner provided by the Alabama Uniform Condominium Act; provided, however, that in the event of termination, each unit shall be subject to the payment of a share of the common expenses as heretofore defined, subject to increase as provided in Paragraph 21 hereof.

EMINENT DOMAIN

21.01. Partial Taking Without Direct Effect on Units. If part of the condominium shall be taken or condemned by any authority having the power of eminent domain in such manner that no unit is taken, compensation and damages for and on account of the taking of the common elements, exclusive of compensation for consequential damages to affected units shall be payable to the Association as Trustee for all unit owners and mortgagees of record according to the loss or damages to their respective interests in the common elements. The Association, acting through its Board of Directors, shall have the right to act on behalf of the unit owners with respect to the taking and compensation affecting the common elements, without limitation of the right of the unit owners to represent their own interests. Such proceeds shall be paid to the Association and shall be used promptly to the extent necessary for restoring or replacing improvements so taken on the remaining property in a substantial compliance with the original plans and elevations of the improvements as soon as possible and so as to restore the general value of the condominium. In the event such restoration or reconstruction is impossible or impractical, or in the event there is an award in excess of the amount necessary to so substantially restore or reconstruct the common elements, the amount of such award or the excess, as the case may be, shall be distributed by the Association to the unit owners in proportion to their share of undivided interest in the common elements. Nothing herein shall be deemed to prevent unit owners whose units are affected by the taking or condemnation from joining in the condemnation proceedings and petitioning on their behalf for damages relating to loss of value of the affected units, or personal improvements therein, exclusive of damages related to the taking of common elements. In the event the condemnation award does not allocate damages to specific units, but includes an award for reduction in value of the units without such allocation, the award shall be distributed to the affected unit owners and mortgagees of record in proportion to each unit owner's undivided interest in the common elements.

21.02. Partial or Total Taking Directly Affecting Units. If part or all of the condominium shall be taken or condemned by any authority having the power of eminent domain in such manner that any unit or part thereof is taken, the Association shall have the right to act on behalf of the unit owners with respect to common areas as in subsection .1. of this Paragraph 21, and the proceeds shall be used or distributed as outlined therein. The Association, acting through its Board of Directors, shall have the right to act on behalf of the unit owners affected with respect to the negotiation and litigation of the issues with respect to the taking and compensation affecting the taken area, without limitation on the right of the unit owners to represent their own interests. The awards so made shall be used by the Association first to restore the units and improvements on the remaining common elements in the same

manner as provided for restoration or reconstruction under Paragraph 14 of this Declaration, to the extent possible attempting to rebuild buildings containing new units of the same number, size and basic plan as the units taken, and with any excess award distributed as provided in subsection .1. of this Paragraph 21. In the event that the Board of Directors determines that such a taking so removed land and buildings containing units that they cannot effectively restore or replace substantially in compliance with the building plans, and unless seventy-five percent (75%) of the units vote to accept an alternative plan, the award shall be distributed as provided in subsection .01. of this Paragraph 21.

21.03. Notice to Mortgagees. The Board of Directors, immediately upon having knowledge of the institution or threat of institution of any proceedings or other action with respect to the taking of condominium units, the common elements or any portion of any condominium unit or common element in condemnation, eminent domain or other proceeding or actions involving any unit of government or other entity having the power of eminent domain, shall notify mortgagees holding liens of record on any of the units. Any such mortgagee may, at its option, and if permitted by law, participate in any such proceedings or actions or, in the event, may at its option, participate in negotiations in connection therewith, but shall have no obligation to do so.

U.S. FISH AND WILDLIFE PERMIT

The owners and the Association of Phoenix VIII, a condominium, will each jointly share in filling the requirements of the U.S. Fish and Wildlife Permit, a copy of which is attached hereto and made a part hereof as Exhibit "E."

22.01. Terms of Permit are Controlling - Every effort has been made to conform the other provisions of this declaration and the other subdivision documents to the terms and provisions of the incidental take permit; however, in the event of conflict, the terms and provisions of the incidental take permit take precedence over and control any terms and conditions of this declaration and all other association documents.

TABLE AND HEADINGS

This table of contents and headings used in this Declaration have been inserted for convenience and do not constitute matter to be construed in interpretation.

SEVERABILITY

The invalidity in whole or in part of any covenant or restriction, or any section, subsection, sentence, clause, phase or work, or other provision of this Declaration of Condominium and the By-Laws of the Association shall not affect the validity of the remaining portions thereof.

IN WITNESS WHEREOF, the said TILLIS M. BRETT, THOMAS E. BRETT and WILLIAM T. ROBINSON, JR., have caused THESE PRESENTS to be executed this day and year as first above written.

Tillis M. Brett
TILLIS M. BRETT

Thomas E. Brett
THOMAS E. BRETT

William T. Robinson, Jr.
WILLIAM T. ROBINSON, JR.

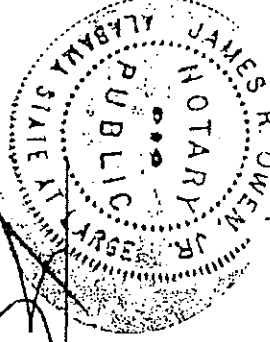
STATE OF Alabama)

COUNTY OF Baldwin)

I, James R. Owens Jr. the undersigned authority, a Notary Public in and for said County in said State, hereby certify that TILLIS M. BRETT, THOMAS E. BRETT and WILLIAM T. ROBINSON, JR., whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 11th day of August, 2000.

James R. Owens Jr.
Notary Public



My Commission Expires: 2/18/2004
THIS INSTRUMENT PREPARED BY:
Jule R. Herbert Jr.
Jule R. Herbert Jr., P. C.
Attorney at Law
P.O. Drawer 3889
Gulf Shores, AL 36547
(334) 968-4764

EXHIBIT "A"

PHOENIX VIII, A CONDOMINIUM

LEGAL DESCRIPTION:

Commencing at a concrete monument at the intersection of East the East line of Section 9, Township 9 South, Range 5 East, of the Saint Stephens Meridian, Baldwin County, Alabama, with the North right-of-way line of Alabama State Highway No. 182, thence run South 00°03'45" East along the said East line of Section 9 a distance of 127.05 feet to a point on the South right-of-way line of said Alabama State Highway No. 182 and the point of beginning of the property herein described; thence run North 74°16'41" East along the South right-of-way line of said State Highway 182 a distance of 7.76 feet to a point; thence continue along said South right-of-way line of Highway 182 run North 73°22'30" East a distance of 96.07 feet to a point; thence run North 72°21'05" East and continue along said right-of-way line a distance of 17.25 feet to a point; thence continue along said South right-of-way line run North 72°31'56" East a distance of 96.47 feet to a point; thence run South 00°08'19" East a distance of 1,063 feet, more or less, to a point on the North margin of the Gulf of Mexico; thence run Southwestwardly along the meanderings of the Gulf of Mexico a distance of 220 feet, more or less, to a point which is South 00°03'35" East and 1,051 feet, more or less, from the point of beginning; thence run North 00°03'35" West a distance of 1,051 feet, more or less, to the point of beginning. Contains 5.0 acres, more or less.

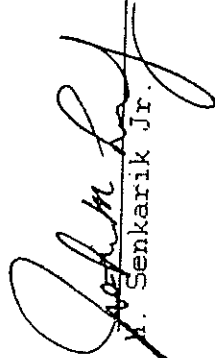
THE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Rights of the United State of America, State of Alabama or other parties in and to the bed, shore and water of the Gulf of Mexico.
 2. Rights, if any, of the public to use as a public beach or recreation area any part of the herein described land lying between the body of water abutting said land and the natural line of vegetation, dunes, extreme high water line or other apparent boundary lines separating the publicly used area from the upland private area.
1. Subdivision Regulations as set forth in instrument by the Orange Beach Planning Commission, recorded as Instrument Number 520694.
 2. Easement granted Glenn L. Bauman, Mildred A. Carlson, James J. Griffin, Julia A. Griffin Cooper, James N. Pope, Gaynelle C. Pope and Donovan Coffee Company, Inc., by Tillis M. Brett, Thomas E. Brett and William T. Robinson, Jr., by instrument dated December 22, 1997, and recorded in Real Property Book 795, Page 1362.

EXHIBIT "B "
TO
DECLARATION OF CONDOMINIUM
OF
PHOENIX VIII, A CONDOMINIUM

CERTIFICATION

The undersigned, John M. Senkarik Jr., a Registered Architect in the State of Alabama, Registration Number 1212, pursuant to Section 35-8A-209, Code of Alabama (as amended), hereby certifies that all structural components and mechanical systems of all buildings containing or compromising any units of Phoenix VIII, a condominium, as described in the Declaration of Condominium, are substantially completed in accordance with the plans as recorded at instrument number 5582289 et seq. and further do certify that said plans together with the survey and drawings by Mikell D. Speaks recorded at instrument number 5582276 et seq. and the elevations attached hereto contain all information required by Section 35-8A-209, Code of Alabama 1975 (as amended).


John M. Senkarik Jr.

This certification, the plans recorded at instrument number 5582289 et seq., the survey and drawings recorded at instrument number 5582276 et seq., and the attached elevations by Mikell D. Speaks are all part of Exhibit "

Exhibit " B "

To Declaration of Condominium Of Phoenix VIII, A Condominium

ELEVATIONS ON PHOENIX VIII CONDOMINIUMS AT ORANGE BEACH, ALABAMA

LEVEL	UNIT NUMBER	FLOOR ELEV.	CEILING ELEV.	LEVEL	UNIT NUMBER	FLOOR ELEV.	CEILING ELEV.
FIRST FLOOR	O1	23.90	33.90	EIGHTH FLOOR	8A1	90.10	98.80
	M1	23.82	31.82		8E2	90.10	98.80
	1A1	23.90	33.90		8F3	90.10	98.80
	1E2	23.90	33.90		8D4	90.10	98.80
	1A6	23.90	33.90		8C5	90.10	98.80
SECOND FLOOR	2A1	34.30	43.10	NINTH FLOOR	8A6	90.10	98.80
	2E2	34.30	43.10		9A1	99.30	108.00
	2F3	34.30	43.10		9E2	99.30	108.00
	2D4	34.30	43.10		9F3	99.30	108.00
	2C5	34.30	43.10		9D4	99.30	108.00
	2A6	34.30	43.10		9C5	99.30	108.00
THIRD FLOOR	3A1	43.60	52.40	TENTH FLOOR	9A6	99.30	108.00
	3E2	43.60	52.40		10A1	108.60	117.40
	3F3	43.60	52.40		10E2	108.60	117.40
	3D4	43.60	52.40		10F3	108.60	117.40
	3C5	43.60	52.40		10D4	108.60	117.40
	3A6	43.60	52.40		10C5	108.60	117.40
FOURTH FLOOR	4A1	52.85	61.62	ELEVENTH FLOOR	10A6	108.60	117.40
	4E2	52.85	61.62		11A1	117.85	126.55
	4F3	52.85	61.62		11E2	117.85	126.55
	4D4	52.85	61.62		11F3	117.85	126.55
	4C5	52.85	61.62		11D4	117.85	126.55
	4A6	52.85	61.62		11C5	117.85	126.55
FIFTH FLOOR	5A1	62.15	70.95	TWELFTH FLOOR	11A6	117.85	126.55
	5E2	62.15	70.95		12A1	127.15	135.85
	5F3	62.15	70.95		12E2	127.15	135.85
	5D4	62.15	70.95		12F3	127.15	135.85
	5C5	62.15	70.95		12D4	127.15	135.85
	5A6	62.15	70.95		12C5	127.15	135.85
SIXTH FLOOR	6A1	71.50	80.30	FOURTEENTH FLOOR	12A6	127.15	135.85
	6E2	71.50	80.30		14A1	136.45	145.15
	6F3	71.50	80.30		14E2	136.45	145.15
	6D4	71.50	80.30		14F3	136.45	145.15
	6C5	71.50	80.30		14D4	136.45	145.15
	6A6	71.50	80.30		14C5	136.45	145.15
SEVENTH FLOOR	7A1	80.80	89.60	FIFTEENTH FLOOR	14A6	136.45	145.15
	7E2	80.80	89.60		15A1	145.75	154.45
	7F3	80.80	89.60		15E2	145.75	154.45
	7D4	80.80	89.60		15F3	145.75	154.45

EXHIBIT "C"

DECLARATION OF CONDOMINIUM
TO

**OF
PHOENIX VIII A CONDOMINIUM**

**PERCENTAGE OF OWNERSHIP
CALCULATIONS BY SQUARE FOOTAGE**

Condo Unit #	Approximate Square Footage	% Of Ownership
1 A 1	1394	1.362%
1 E 2	1064	1.040%
1 A 6	1420	1.388%
2 A 1	1394	1.362%
2 E 2	1064	1.040%
2 F 3	1395	1.363%
2 D 4	1392	1.360%
2 C 5	801	0.783%
2 A 6	1420	1.388%
3 A 1	1394	1.362%
3 E 2	1064	1.040%
3 F 3	1395	1.363%
3 D 4	1392	1.360%
3 C 5	801	0.783%
3 A 6	1420	1.388%
4 A 1	1394	1.362%
4 E 2	1064	1.040%
4 F 3	1395	1.363%
4 D 4	1392	1.360%
4 C 5	801	0.783%
4 A 6	1420	1.388%
5 A 1	1394	1.362%
5 E 2	1064	1.040%
5 F 3	1395	1.363%
5 D 4	1392	1.360%
5 C 5	801	0.783%
5 A 6	1420	1.388%

EXHIBIT "C"

2/19/2000

Page 1 of 3

%Owners.xls

Condo Unit #	Approximate Square Footage	% Of Ownership
6 A 1	1394	1.362%
6 E 2	1064	1.040%
6 F 3	1395	1.363%
6 D 4	1392	1.360%
6 C 5	801	0.783%
6 A 6	1420	1.388%
7 A 1	1394	1.362%
7 E 2	1064	1.040%
7 F 3	1395	1.363%
7 D 4	1392	1.360%
7 C 5	801	0.783%
7 A 6	1420	1.388%
8 A 1	1394	1.362%
8 E 2	1064	1.040%
8 F 3	1395	1.363%
8 D 4	1392	1.360%
8 C 5	801	0.783%
8 A 6	1420	1.388%
9 A 1	1394	1.362%
9 E 2	1064	1.040%
9 F 3	1395	1.363%
9 D 4	1392	1.360%
9 C 5	801	0.783%
9 A 6	1420	1.388%
10 A 1	1394	1.362%
10 E 2	1064	1.040%
10 F 3	1395	1.363%
10 D 4	1392	1.360%
10 C 5	801	0.783%
10 A 6	1420	1.388%
11 A 1	1394	1.362%
11 E 2	1064	1.040%
11 F 3	1395	1.363%
11 D 4	1392	1.360%
11 C 5	801	0.783%
11 A 6	1420	1.388%

Condo Unit #	Approximate Square Footage	% Of Ownership
12 A 1	1394	1.362%
12 E 2	1064	1.040%
12 F 3	1395	1.363%
12 D 4	1392	1.360%
12 C 5	801	0.783%
12 A 6	1420	1.388%
14 A 1	1394	1.362%
14 E 2	1064	1.040%
14 F 3	1395	1.363%
14 D 4	1392	1.360%
14 C 5	801	0.783%
14 A 6	1420	1.388%
15 A 1	1394	1.362%
15 E 2	1064	1.040%
15 F 3	1395	1.363%
15 D 4	1392	1.360%
15 C 5	801	0.783%
15 A 6	1420	1.388%

Check-in: 01	696	0.680%
Maintenance M1	699	0.683%

Bldg. Total	102331	100.000%
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EXHIBIT "C-1" OF THE DECLARATION OF CONDOMINIUM OF PHOENIX
VIII, A CONDOMINIUM

The formula established by the developer for determining the percentage of each condominium's share of the common expenses and voting in all matters as follows:

Type A Unit $.0138757 \times \text{one month's income from condominium fees (as shown in the estimated operating budget for the first year)} = \text{the product. This product rounded to the nearest even dollar figure} = \text{equals monthly condo fee.}$

i.e. - First year's income from condominium fees (as shown in the estimated operating budget for the first year) of \$315,660.00 divided by 12 months = \$26,305.00 (monthly budget). $\$26,305.00 \times .0138757 = 365$ (the product), rounded up to the nearest even dollar is \$365.00

Type C Unit $.0079453 \times \text{monthly budget} = \text{the product. This product rounded up to the nearest even dollar figure} = \text{monthly condo fee.}$

Type D Unit $.0138757 \times \text{monthly budget} = \text{the product. This product rounded up to the nearest even dollar figure} = \text{monthly condo fee.}$

Type E Unit $.0105303 \times \text{monthly budget} = \text{the product. This product rounded up to the nearest even dollar figure} = \text{monthly condo fee.}$

Type F Unit $.0138757 \times \text{monthly budget} = \text{the product. This product rounded up to the nearest even dollar figure} = \text{monthly condo fee.}$

Unit 01 $.0079453 \times \text{monthly budget} = \text{the product. This product rounded up to the nearest even dollar figure} = \text{monthly condo fee.}$

Unit M1 $.0079453 \times \text{monthly budget} = \text{the product. This product rounded up to the nearest even dollar figure} = \text{monthly condo fee.}$

Explanation of Formula:

The establishment of an operating budget for a proposed condominium is required and must be published in an offering statement. Each condominium's share of this operating budget was determined by the developer based on: 1. Square footage of interior, 2. Maintenance requirement for exterior wall space, exterior windows and balconies, 3. In general, the expenses that will be incurred by the association were considered separately for each condominium type.

EXHIBIT "D"

BY-LAWS

OF

PHOENIX VIII ASSOCIATION, INC.

1. IDENTITY.

These are the By-Laws of PHOENIX VIII ASSOCIATION, INC., an association organized pursuant to the Alabama Uniform Condominium Act, 35-8A-101 et seq., Code of Alabama, as amended, for the purpose of administering PHOENIX VIII, a Condominium, located in Baldwin County, Alabama.

1.01. The office of the Association shall be at 3259 Gulf Shores Parkway, Gulf Shores, Alabama, 36542, Post Office Box 1727, Gulf Shores, Alabama, 36547.

1.02. The fiscal year of the Association shall be such as may from time to time be established by the Association.

2. MEMBERS' MEETINGS.

2.01. The first meeting of the unit owners to organize the Association shall be called as soon as practicable by the Directors of the Association after the closing and conveyance of the units commences and progresses, all in accord with the provisions, of the Alabama Uniform Condominium Act.

2.02. Thereafter, the annual meeting of the unit owners shall be held at the office of the Association at Sam, the local time, on the 11th day of August of each year for the purpose of electing Directors and of transacting any other business authorized to be transacted by the members; provided, however, if that day is a legal holiday, the meeting shall be held at the same hour on the next day following that is not a legal holiday.

2.03. Change of Date. The time of holding the annual meeting of members may be changed at any time prior to fifteen (15) days before the regular day for holding such meeting by a resolution duly adopted by the Board of Directors or by the members, provided that such notice of change be mailed to each member of record at such address as appears upon the records of the Association not less than ten (10) days before the holding of such meeting; and further provided that each annual meeting of members shall be held within one (1) month of the date on which it should regularly have been held but for such change.

2.04. Special members' meetings shall be held whenever called by the President or Vice President or by a majority of the Board of Directors, and must be called by

such officers upon receipt of a written request from members entitled to cast twenty percent (20%) of the votes in the Association.

2.05. Notice of all members' meetings stating the time and place and the objects for which a meeting is called shall be given by the President or Vice President or Secretary unless waived in writing. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed not less than ten (10) days nor more than sixty (60) days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice. Notice of meeting may be waived before or after meetings.

2.06. Voting shall be on a percentage basis and the percentage of the vote to which a member is entitled is the percentage assigned to the unit of which the member is an owner, as stated in the Declaration of Condominium.

2.07. A quorum at members' meetings shall consist of persons entitled to cast a majority of the votes of the entire membership. As used in these By-Laws, the term "majority" means fifty-one percent (51%) of the votes in accordance with the percentages assigned in the Declaration of Condominium.

2.08. Proxies. Votes may be cast in person or by proxy. Proxies may be made by any person entitled to vote and shall be valid only for the particular meeting designated therein and must be filed with the Secretary before the appointed time of the meeting.

2.09. Vote required to transact business. When a quorum is present at any meeting, the holders of a majority of the voting rights present in person or represented by written proxy shall decide on any questions brought before the meeting, unless the question is one upon which, by express provision of the statutes, the Declaration of Condominium or the By-Laws, a different number is required, in which case the express provision shall govern and control the decision in question.

2.10. Adjourned meetings. Any meeting of the Association may be adjourned from time to time to such date and time as may be determined by the majority vote of the members present, whether a quorum be present or not, without notice other than the announcement at the meeting. At any adjourned meeting at which a quorum is present, any business may be transacted which might have been transacted by a quorum at the meeting as originally called.

2.11. The order of business at annual members' meetings and, as far as practical, at all other members' meetings, shall be:

- (a) Call to Order,
- (b) Calling of the roll and certifying of proxies,

- (c) Proof of notice of meeting or waiver of notice,
- (d) Reading and disposal of any unapproved minutes,
- (e) Report of Officers,
- (f) Reports of Committees,
- (g) Election of Directors,
- (h) Unfinished Business,
- (i) New Business,
- (j) Adjournment.

2.12. Cumulative Voting shall not be permitted at any meeting of the owners.

2.13. Proviso. Provided, however, that until the Developer has sold seventy-five percent (75%) of the units of the Condominium, or until two (2) years after the units have ceased to be sold, or until Developer elects to terminate its control over the Condominium, whichever shall first occur, there shall be no meeting of the members of the Association unless a meeting is called by the Board of Directors.

3. BOARD OF DIRECTORS.

3.01. Membership. The affairs of the Association shall be conducted by the Board of Directors, which shall consist of such number not less than three (3) nor more than eight (8), with staggered terms, as shall from time to time be determined and affixed by a vote of the voting rights present at any annual meeting of the members. Each Director shall be an owner of a unit, except as provided in subparagraph 3.02(d) below.

3.02. Election of Directors shall be conducted in the following manner:

- (a) Directors shall be elected at the annual meeting of the members of the Association.
- (b) Except as to vacancies created by removal of Directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining Directors.
- (c) Any Director may be removed by concurrence of two-thirds (2/3) of the members of the Association at a special meeting of the members called for that purpose. The vacancy thus created shall be filled at the same meeting by the members of the Association in the same manner as was provided for the election of the removed Director.
- (d) Provided, however, that until the Developer of the condominium has completed and sold all of the units of the condominium or until _____, or until the Developer elects to terminate its control of the condominium, whichever shall first occur, there shall be no meeting of the members of the Association unless a meeting is called by the Board of Directors; and provided, further, that until the Developer of the condominium

has completed and sold seventy-five percent (75%) of the aggregate of all of the units of the condominium or until two (2) years after the date of the filing of a certificate by the Developer or until Developer elects to terminate its control over the condominium, whichever shall first occur, there shall be no meeting of members of the Association unless a meeting is called by the Board of Directors.

3.03. The term of each Director's services shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

3.04. The organization meeting of a newly elected Board of Directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected, and no further notice of organization meeting shall be necessary, provided a quorum shall be present.

3.05. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telegraph, at least three (3) days prior to the day named for such meeting.

3.06. Special meetings of the Directors may be called by the President, and must be called by the Secretary at the written request of one-third (1/3) of the votes of the Board. Not less than three (3) days notice of the meeting shall be given personally or by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting.

3.07. Waiver of notice. Any Director may waive notice of a meeting before or after the meeting, and such waiver shall be deemed equivalent to the giving of notice.

3.08. A quorum at Directors' meetings shall consist of the Directors entitled to cast a majority of the votes of the entire Board of Directors. The acts of the Board approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except where approval by a greater number of Directors is required by the Declaration of Condominium or by these By-Laws. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned meeting from any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Director in the action of a meeting by signing and concurring in the minutes thereof shall constitute the presence of such Director for the purpose of determining a quorum.

3.09. The presiding officer of the Directors' meetings shall be the President. In the absence of the President, the Directors present shall designate one of their members to preside.

3.10. Directors shall serve without compensation, and a Director may not be an employee of the Association.

4. POWERS AND DUTIES OF THE BOARD OF DIRECTORS.

The Board of Directors, for the benefit of the owners, shall have the following powers and duties:

- 4.01. To exercise all of the powers of the Association with respect to the operation and regulation of the condominium project which are conferred upon the Board by the Condominium Ownership Act or which may be conferred upon the Board by these By-Laws pursuant to such Act, and to exercise all of the powers of the Association which are conferred upon it by law and by its Articles of Incorporation.
- 4.02. To make contract and incur liabilities in connection with the exercise of any of the powers and duties of the Board.
- 4.03. To provide or cause to be provided all goods and services required by the By-Laws or by law, or which the Board, at its discretion, deems necessary for the proper operation of the condominium project, or which are used in common or jointly by the common elements and condominium units, in each case to the extent such goods and services shall not be otherwise provided.
- 4.04. To collect monthly assessments from the owners, and to render or cause to be rendered statements, when required or useful, of any assessments which remain unpaid by any owner.
- 4.05. To maintain a class action, and to settle a cause of action on behalf of owners with references to the common elements, the roof and structural components of a building or other improvement, and mechanical, electrical and plumbing elements serving an improvement or a building as distinguished from mechanical elements serving only a unit; and to bring an action and to settle the same on behalf of two (2) or more of the owners, as their respective interests may appear, with respect to any cause of action relating to the common elements or more than one (1) condominium; all as the Board deems advisable.
- 4.06. To elect the officers of the Association and otherwise exercise the powers regarding officers of the Association as set forth in these By-Laws.
- 4.07. To determine who shall be authorized to make and sign all instruments on behalf of the Association and the Board.
- 4.08. To employ a management agent or manager, at a compensation established by the Board, to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in this Section, and any such duties so conferred

upon the managing agent or manager by the Board of Directors may at any moment be revoked, modified or amplified by the majority of the votes in a duly constituted meeting.

4.09. To procure such property and other insurance of all kinds and such fidelity bonds as the Board deems advisable covering officers and employees of the Association handling and responsible for the Association's funds and personal property, and to procure advisable; and the premium of such bonds and insurance shall be paid by the Association as common expense.

4.10. To determine policies and to adopt administrative rules and regulations governing the details of the operation and use of the condominium project, including the common elements, and to amend such administrative rules and regulations from time to time as the Board deems advisable.

4.11. To designate, by resolution passed by a majority of the whole Board, one (1) or more committees to consist of two (2) or more of the Directors. Any such committee, to the extent provided in such resolution, shall have and may exercise all of the authority of the Board of Directors in the management of the business and affairs of the corporation, except where action of the full Board of Directors is required by law, the Articles of Incorporation and the Declaration or the By-Laws.

4.12. To designate, by resolution adopted by a majority of the Directors present at a meeting at which a quorum is present, or by the President thereto duly authorized by a like resolution of the Board of Directors, or other committees not having and exercising the authority of the Board of Directors in the management of the affairs of the corporation. Membership on such committees may, but need not be limited to Directors of members of the Association.

4.13. All committees so appointed shall keep regular minutes of the transactions of their meetings, and shall cause them to be recorded in books kept for that purpose in the office of the Association, and shall report the same to the Board of Directors at the next meeting of such Board.

5. OFFICERS.

5.01. The executive officers of the Association shall be a President, who shall be a Director; a Vice-President, who shall be a Director; a Treasurer and a Secretary, all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the Directors at any meeting. Any person may hold two (2) or more offices except that the President shall not also be Secretary. The Board of Directors shall from time to time elect such other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

5.02. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of the president of an association.

5.03. The Vice-President shall, in the absence of or disability of the President, exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Directors.

5.04. The Secretary shall keep the minutes of all proceedings of the Directors and the members. He shall attend to the giving and serving of all notices to the members and Directors and other notices required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of the secretary of an association as may be required by the Directors or the President.

5.05. The Treasurer shall have custody of all property of the Association, including funds, securities and evidence of indebtedness. He shall keep the financial records and books of account of the Association in accordance with good accounting practices; shall keep detailed, accurate records in chronological order of the receipts and expenditures affecting the common areas and facilities, specifying and itemizing the maintenance and repair expense of the common area and facilities and any other expenses incurred; and he shall perform all other duties incident to the office of Treasurer. The records, books of account and the vouchers authorizing payments, shall be available for examination by a member of the Association at convenient hours of weekdays.

6. FISCAL MANAGEMENT.

6.01. Budget. The Board of Directors shall determine the common expenses of the Association and adopt a budget for each calendar year of such estimated common expenses, including a reasonable allowance for contingencies and reserves, less the unneeded fund balances on hand.

Within thirty (30) days after the adoption of a proposed budget for the condominium, the Board shall provide a copy of the budget and proposed assessments to all the unit owners, and shall set a date for a meeting of the unit owners to consider ratification of the budget not less than fourteen (14) nor more than thirty (30) days after delivery or mailing of the budget to the unit owners. Unless at that meeting a majority of all the unit owners present, in person or by proxy or any larger vote specified in the Declaration reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected, the periodic budget is last ratified by the unit owners shall be continued until such time as the unit owners ratify a subsequent budget proposed by the Board.

6.02. Assessments for Recurring Expenses. Assessments for recurring common expenses shall be made for the calendar year annually in advance and transmitted to each member as provided supra. The Board may include a Maintenance Fund Reserve for contingencies in such assessments, and such Maintenance Fund Reserve may from time to time be increased or reduced at the discretion of the Board. The proportionate interest of each unit owner in said Fund cannot be withdrawn or separately assigned but shall be deemed to be transferred with such unit even though not expressly mentioned or described in the conveyance thereof. In case the condominium regime hereby created shall be terminated and the property removed from the Alabama Uniform Condominium Act, any part of the said Fund remaining after full payment of all common expenses of the Association shall be distributed to all unit owners in the respective proportionate shares. Such assessments shall be due in monthly installments on the first day of the year for which the assessments are made. If such annual assessment is not made as required, an installment in the amount required by the last prior assessment shall be due upon each installment payment date until changed by a new assessment. The total of the assessments for recurring common expenses shall be not more than one hundred twenty percent (120%) of the assessments for this purpose for the prior year unless approved in writing by unit owners entitled to cast a majority of the votes in the Association. In the event such an annual assessment proves to be insufficient, it may be amended at any time after approval in writing by unit owners entitled to cast a majority of the votes in the Association. In the event such an annual assessment proves to be insufficient, it may be amended at any time after approval in writing by unit owners entitled to cast a majority of the votes in the Association, and the amended assessment for the remaining portion of the calendar year shall be due at the time the next monthly installment is due. The first assessment shall be determined by the Board of Directors of the Association.

6.03. Assessments for Capital Improvements. Upon written notice to all the unit owners and upon approval in writing by unit owners entitled to cast a majority of the votes of the Association, the Board may establish and maintain one (1) or more capital reserve accounts, but the assessment of and payment by all of the unit owners in equal monthly installments of their respective proportion shares of such reasonable annual amount, for such term of years as the Board may estimate as needed to cover each unit owner's obligation to provide for specified capital improvements, such as, by way of illustration and not limitation, the purchase of additional property, the paving or repaving of streets and areas, the construction or reconstruction of common elements and the like. Each such capital reserve account shall not be commingled with the general assessment funds of the Association, but shall be deposited in a special account, shall be earmarked and designated. The proportionate interest of each owner in each such capital reserve account cannot be withdrawn or separately assigned, but shall be deemed to be transferred with such unit even though not expressly mentioned or described in the conveyance thereof. In case the condominium regime hereby created shall be terminated and the property removed from the Condominium Ownership Act, any part of each such capital reserve account remaining after full payment of all common expenses of the Association shall be distributed to all unit owners in the respective proportionate shares.

6.04. Assessments for Emergencies. Assessments for common expenses for emergencies which cannot be paid from the assessments for recurring expenses shall be made only after notice of the need therefor to the unit owners concerned. After such notice and upon approval in writing of more than one-half (1/2) of such unit owners concerned, the assessment shall become effective, and it shall be due after thirty (30) days notice thereof in such manner as the Board of Directors may require.

6.05. Acceleration of Assessment Installment Upon Default. If a unit owner shall be in default in the payments of an installment upon any assessment, the Board of Directors may accelerate the remaining installments of such assessment upon notice thereof to the unit owner, and thereupon the unpaid balance of the assessment shall come due upon the date stated in the notice, but not less than ten (10) days delivery thereof to the unit owner, or not less than twenty (20) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.

6.06. Default.

(a) In the event an owner of a unit does not pay any sums, charges or assessments required to be paid to the Association within thirty (30) days from due date, the Association may foreclose the lien encumbering the unit created by non-payment of the required moneys in the same fashion as mortgage liens are foreclosed; provided that thirty (30) days prior to the foreclosure, notice of such intention shall be mailed, postage prepaid, to the unit owner and to all persons having a mortgage lien or other interest of record in such unit as shown in the Association's record of ownership. The Association shall be entitled to the appointment of a Receiver, if it so requests. The Association shall have the right to bid on the unit at a foreclosure sale and to acquire, hold, mortgage and convey the same. In any such foreclosure action, the lien of the Association shall be subordinate and inferior to tax liens in favor of the state, county, any municipality and any special district and any first mortgage liens of record encumbering such unit at the time of commencement of the foreclosure action by the Association. In lieu of foreclosing its lien, the Association may bring suit to recover a money judgment for any sums, charges or assessments required to be paid to the Association without waiving its lien securing the same. In any action either to foreclose its lien or to recover a money judgment brought by or on behalf of the Association against a unit owner, the losing defendant shall pay the cost thereof together with a reasonable attorney's fee.

(b) If the Association becomes the owner of a unit by reason of foreclosure, it shall offer said unit for sale and at such time as a sale is consummated it shall deduct from such proceeds all sums of money due it for monthly assessments and charges, all costs incurred in the bringing of the foreclosure suit, including reasonable attorney's fees, and any and all expenses incurred in the resale of the unit, which shall include but not be limited to advertising expenses, real estate brokerage fees, abstract or title insurance costs and expenses necessary for the repairing and refurbishing of the unit in question. All moneys remaining after deducting the foregoing items of expense shall be returned to the former owner of the unit in question.

6.07. The depository of the Association shall be such bank or banks as shall be designated from time to time by the Directors and in which moneys of the Association shall be deposited. Withdrawal of moneys from such accounts shall be only by check signed by such persons as are authorized by the Directors.

6.08. An audit of the accounts of the Association shall be made annually by a certified public accountant, not a member of the Association, and a copy of the report shall be furnished to each member not later than April 1st of the year following the year for which the report is made.

7. OBLIGATIONS OF THE OWNERS.

7.01. Assessments. Every owner of any unit in the condominium shall contribute pro rata toward the expense of administration of the condominium as provided in the Declaration and in these By-Laws.

7.02. Maintenance and Repair.

(a) Every owner must perform promptly all maintenance and repair work within his unit, which, if omitted, would affect the condominium in its entirety or in a part belonging to other owners, and is expressly responsible for the damages and liabilities that his failure to do so may endanger.

(b) All the repairs of internal or appurtenant installations of the unit, such as water, lights, power, air conditioning, heat, sewage, telephones, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area, shall be maintained at the owner's expense.

(c) An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common areas and facilities damaged through his fault.

7.03. Use of Units. Every owner shall comply strictly with the provisions of the Act, the Declaration, the By-Laws and the Rules. In the event of the failure of any owner to do so, the Association may sue to recover sums due, and/or damages, and/or injunctive relief, and for its costs and expenses therein, including a reasonable attorney's fee.

7.04. Right of entry. The manager and any person authorized by the Board of Directors shall have the right to enter each unit in case of any emergency originating in or threatening such unit whether or not the owner or occupant, when so required, shall permit other unit owners or their representative to enter his unit at reasonable times for purpose of performing authorized installations, alterations or repairs to the common elements therein for central services, provided that requests for entry are made in advance.

7.05. Title. Every unit owner shall promptly cause to be duly recorded in the office of the Judge of Probate of Baldwin County, Alabama, the deed or other conveyance to him of his unit or other evidence of title thereto and file such evidence of his title with the Association, and the Secretary shall maintain such information in the record of ownership of the Association.

7.06. Mortgages.

(a) Any mortgagee of a unit may file a copy of its mortgage with the Association, and the Secretary shall maintain such information in the record of ownership of the Association. After the filing of the mortgage, the Association shall be required to notify the mortgagee of any unit owner who is in default in the expenses for the administration of the condominium and the mortgagee at its option may pay the delinquent expenses; and the holder of every such mortgage requesting the same shall be entitled to written notification from the Association of any default by mortgagor of such unit in the performance of such mortgagor's obligations under the condominium documents which is not cured within thirty (30) days.

(b) Unless all holders of first mortgage liens on units have given their prior written approval the Association shall not be entitled to:

- (i) Change of pro rata interest or obligations of any unit for the purposes of levying assessments and charges, and determining shares of undivided interest in the common elements and proceeds of the project;
- (ii) Partition or subdivide any unit or the common elements of the project, nor
- (iii) By act of omission seek to abandon the condominium status of the project except as provided by statute in case of substantial destruction, deterioration or obsolescence to the units and condominium project.

8. AGENT TO RECEIVE SERVICE OF PROCESS.

The following person, who is a resident of the State of Alabama, is designated as agent to receive service of process upon the Association:

NAME:

Tillis M. Brett

RESIDENT:

Post Office Box 1727
Gulf Shores, AL 36547

9. PARLIAMENTARY RULES.

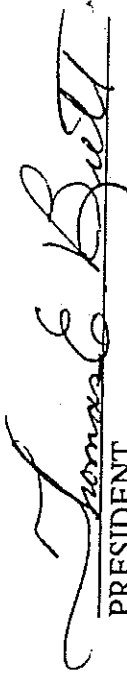
Roberts Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Condominium Ownership Act, Declaration of Condominium or these By-Laws.

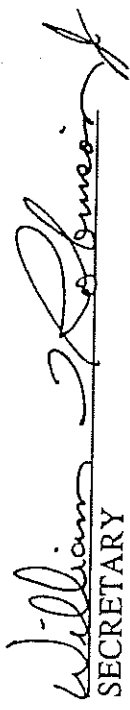
10. AMENDMENTS.

These By-Laws may be amended by following the provision of Paragraph 19 of the Declaration of Condominium.

The foregoing were adopted as the By-Laws of PHOENIX VIII ASSOCIATION, INC., at the first meeting of the Board of Directors on August 11, 2000.

APPROVED:


PRESIDENT


SECRETARY



FEDERAL FISH AND WILDLIFE PERMIT

3-201
(10/86)

2. AUTHORITY-STATUTES

16 USC1539(a)(1)(B)

REGULATIONS (attached)

50 CFR §13 & 17

3. NUMBER

PRT-834795

1. PERMITTEE

WILLIAM T. ROBINSON, JR.
BRETT REAL ESTATE, ROBINSON DEVELOPMENT CO., INC.
26800 PERDIDO BEACH BOULEVARD
ORANGE BEACH, ALABAMA 36561
PHONE: 334/981-4713

8. NAME AND TITLE OF PRINCIPAL OFFICER (if # 1 is a business)

WILLIAM T. ROBINSON, JR.

9. TYPE OF PERMIT

ENDANGERED SPECIES - INCIDENTAL TAKE

10. LOCATION WHERE AUTHORIZED ACTIVITY MAY BE CONDUCTED

A PROJECT SITE GENERALLY LOCATED ON THE GULF SIDE OF ALABAMA HIGHWAY 182, APPROXIMATELY 1.1 MILES WEST OF PERDIDO PASS BRIDGE, IN CITY OF ORANGE BEACH, BALDWIN COUNTY, ALABAMA, ENCOMPASSING 5.06 ACRES. THE PROJECT IS KNOWN AS PHOENIX VIII CONDOMINIUMS.

11. CONDITIONS AND AUTHORIZATIONS:

A. GENERAL CONDITIONS SET OUT IN SUBPART D OF 50 CFR 13, AND SPECIFIC CONDITIONS CONTAINED IN FEDERAL REGULATION CITED IN BLOCK #2 ABOVE, ARE HEREBY MADE A PART OF THIS PERMIT. ALL ACTIVITIES AUTHORIZED HEREIN MUST BE CARRIED OUT IN ACCORD WITH AND FOR THE PURPOSES DESCRIBED IN THE APPLICATION SUBMITTED. CONTINUED VALIDITY, OR RENEWAL, OF THIS PERMIT IS SUBJECT TO COMPLETE AND TIMELY COMPLIANCE WITH ALL APPLICABLE CONDITIONS, INCLUDING THE FILING OF ALL REQUIRED INFORMATION AND REPORTS.

B. THE VALIDITY OF THIS PERMIT IS ALSO CONDITIONED UPON STRICT OBSERVANCE OF ALL APPLICABLE FOREIGN, STATE, LOCAL OR OTHER FEDERAL LAW.

C. VALID FOR USE BY PERMITTEE NAMED ABOVE, AND ANY AUTHORIZED AGENTS.

D. ACCEPTANCE OF THIS PERMIT SERVES AS EVIDENCE THAT THE PERMITTEE AND ITS AUTHORIZED AGENTS UNDERSTAND AND AGREE TO ABIDE BY THE TERMS OF THIS PERMIT AND ALL SECTIONS OF TITLE 50 CODE OF FEDERAL REGULATIONS, PARTS 13 AND 17, PERTINENT TO ISSUED PERMITS. SECTION 11 OF THE ENDANGERED SPECIES ACT OF 1973, AS AMENDED, PROVIDES FOR CIVIL AND CRIMINAL PENALTIES FOR FAILURE TO COMPLY WITH PERMIT CONDITIONS.

XX BLOCK 11 OF THIS PERMIT CONSISTS OF ITEMS A-N (9 PAGES TOTAL)

12. REPORTING REQUIREMENTS

REPORTS WILL BE PROVIDED TO THE U.S. FISH AND WILDLIFE SERVICE OFFICES APPEARING IN CONDITIONS M, AND N OF THIS PERMIT. THE FIRST REPORT IS DUE MARCH 31, 1999.

ISSUED BY:

TITLE

DATE

DEPUTY REGIONAL DIRECTOR, FWS,
SOUTHEAST REGION

ORIGINAL

EXHIBIT "F"

4/17/98

WILLIAM T. ROBINSON, JR.
BRETT REAL ESTATE, ROBINSON DEVELOPMENT CO., INC.
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PRT-834795

E. The Permittee owns a ±5.06-acre tract as described in Block 10, above, and proposed to construct and operate a real estate development called Phoenix VIII (Project). Of the 5.06-acre site, 2.9 acres are the primary and secondary dune fields, which have the greatest potential for *Peromyscus ammobates polionotus* occupation. Of this 2.9, only 0.4 acres will be permanently converted to nonhabitat. An additional 1.5 acres of scrub habitat north of the escarpment which has a low potential, but a potential nonetheless of providing *Peromyscus ammobates polionotus* habitat will also be permanently converted to nonhabitat. The Project will result in the permanent destruction of 1.9 acres of known or potential *Peromyscus ammobates polionotus*. This permit authorizes incidental taking of *Peromyscus polionotus ammobates* associated with construction of the single fourteen-story condominium tower, parking spaces for 156 vehicles, community, tennis courts, swimming pool, boardwalk, and associated infrastructure, and subsequent human habitation of the Project, as conditioned herein and subject to the continued validity of the permit.

F. The nature of the Project is a residential development, eventually transferring titles and control of the Project to individual property owners (Owners) and a Property Owners Association, Incorporated (Association). Prior to the sale of any residential unit, the Permittee must develop a Declaration of Covenants and Restrictions (The Declaration). The contact office of the U.S. Fish and Wildlife must approve The Declaration. The permittee must inform each Owner and the Association, using The Declaration (see Condition G.3., below), of their responsibilities and mandates as described in this permit. The Permittee shall record The Declaration as an encumbrance of title, to ensure that all conditions of this permit automatically will be assigned and transferred to each Owner and the Association and to ensure that The Declaration shall run with the real property encompassed by the Project. After execution of The Declaration, the Permittee shall be defined as those entities which hold fee simple title to any portion of the real property identified in this permit over the its duration.

G. The following measures will be employed by the Permittee to ensure that *Peromyscus polionotus ammobates* take is minimized and fully mitigated. Conditions 11.G.1., G.5., G.6., and G.7., must be completed prior to the initiation of any earth moving and/or construction activities within the Project.

1. The Permittee shall establish a protected area, measured from the southernmost retaining wall as depicted on Figure 1 of the Permittee's Habitat Conservation Plan (HCP), seaward (The Protected Area). Except as authorized below in Conditions G.1.a through d, the Permittee shall ensure that the Protected Area is protected from any construction activities associated with the Project.
 - a. Temporary disturbances within the Protected Area associated with construction of the project is authorized up to (20) twenty feet south of the retaining wall. At this location, the temporary fence identified in G.5.b., will be placed.
 - b. An access path to the wet beach of adequate width for vehicular access for placement of pumps to drive pilings is authorized within the Protected Area. Placement and width of this access path shall be coordinated with and approved by the contact office of the U.S. Fish and Wildlife Service.

CONTINUED...

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PRT-834795

G. 1. (Continued)

- c. Temporary disturbances within the Protected Area are authorized which are reasonably expected to occur during construction of the Project's one (1) elevated boardwalk.
- d. Withstanding these exceptions, the Permittee shall not disturb, nor grant permission to any person, firm, or entity which would result in a disturbance to The Protected Area. Further, the Permittee shall be required to maintain and restore (if necessary, to pre-project conditions) the Project's features and habitats which support *Peromyscus polionotus ammobates* in the Protected Area through the duration of the permit.
2. The Permittee shall permit the U.S. Fish and Wildlife Service personnel, State of Alabama Department of Conservation personnel or other properly permitted and qualified persons designated by either agency to enter the Project boundaries at reasonable hours and times for the general purposes specified in Part 50 Code of Federal Regulations § 13.21(e)(2).
3. On or before December 31, 1998, the permittee shall establish covenants, restrictions, and conditions, on each Owner and the Association (The Declaration). The Declaration must be approved by the U.S. Fish and Wildlife Service and properly executed as a legal instrument bound to any subsequent owners of the real property of the project. The Declaration must mandate the following minimum performance standards for purposes of protecting *Peromyscus polionotus ammobates* and nesting marine sea turtles.
 - a. A brief description and information on the need, intent, and purposes of this permit, and conservation of *Peromyscus polionotus ammobates* and nesting marine sea turtles.
 - b. Identification of the requirements and responsibilities contained in the permit. Permittee is required to provide a copy of the permit to each Owner at or before closing of each lot within the Project. In addition, each Owner shall maintain a copy of the permit in the residence for use by lessees or others who hold under the Owner. The responsibilities to be identified include the following:
 - i. Cats are prohibited at all times within the Project.
 - ii. Use of refuse containers which are scavenger-proof and rodent-proof.
 - iii. The necessity of compliance with the Project's Lighting Plan, including the requirements of specific performance and design standards for each dwelling unit and common areas as established in the Lighting Plan.

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G. 3. b. (Continued)

- iv. All plant species used for Project must be selected from an indigenous plant list approved by the U.S. Fish and Wildlife Service. No turf grasses will be allowed in areas between the Project's footprint and the Protected Area (see Condition 11.G.1. above). Variances or exceptions to this requirement for landscaping of individual lots will be considered by the U.S. Fish and Wildlife Service upon request. This request may come from an Owner, or for the Project by the Association, or by Brett Real Estate, Robinson Development Co., Inc.
- v. Identification of the requirements of establishing and maintaining a special assessment to fund and monitor the implementation of the requirements of this permit.
- vi. Common areas of the Project, as defined in The Declaration, shall not be altered by construction, landscaping, or any other development activity unless with the express written consent of the contact office of the U.S. Fish and Wildlife Service. The Protected Area shall be designated a common area.
- vii. For those Project-related activities, including earth moving and construction activities, located immediately adjacent to The Protected Area described in Condition G.1., above, incorporation of the requirements of Condition G.5., below.
- viii. No lumber, metals, or bulk materials may be allowed to be kept, stored, or accumulate on any lot, excepting only building materials during home construction. No lumber, metals, or bulk materials may be placed in The Protected Area described in Condition G.1, above under any circumstances.
- ix. Prohibitions of the use of rodenticides in any areas outside of a structure.
4. Dune walkover design and placement shall be coordinated with the U.S. Fish and Wildlife Service so as to minimize damage to the dune system and *Peromyscus polionotus annobates*. Only one dune walkover shall be allowed for the Project.
5. The following conservation measures are mandatory associated with any project-related activities immediately adjacent to and abutting The Protected Area as described in Condition G.1:

CONTINUED...

G. 5. (Continued)

- a. The Permittee will post signs and monument permanent reference points for the inland boundary of the protected area prior to the initiation of any construction and/or land alteration. The Permittee's engineering consultant will relocate the position of the protected area based on an instrument survey from reference control points established during the aforementioned survey. At least (4) four permanent monuments delimiting the inland boundary will be required. The Permittee must post signs denoting the protected area at each point on the north-south boundary.
- b. A temporary fence will be placed on the boundary prior to any earth moving and/or construction. The fence may consist of wire, wood, or plastic (e.g. silt fence), extending from the ground surface upward to a height of at least 4 (four) feet. The fence must consist of materials and a design so that construction workers or their equipment may not pass haphazardly or incidentally pass onto critical habitat. Construction personnel and their equipment will be prohibited from working or otherwise operating within the Protected Area, on the seaward side of the construction fence.
- c. The Permittee will establish prohibitions against locating any construction, storage, and recreational or related uses in The Protected Area. These prohibitions shall be outlined in The Declaration.
- d. All construction contractors must be notified of the prohibitions against construction, equipment, or personnel within The Protected Area.
- e. After completion of the habitable structure(s), the Permittee shall restore all area not within the footprint with native landscaping. A certified survey, "As Built," of each structure's construction and associated Dune Restoration Plan shall be provided to the U.S. Fish and Wildlife Service in the Permittee's annual reporting.
6. On or before December 1, 1998, the Permittee shall have established an account for purposes of funding the monitoring and reporting requirements of this permit (Sections K and L below). The permittee shall annually assess, via The Declaration, each dwelling unit \$200 (Two-Hundred) per year. The Declaration must identify that the special assessment for implementation of the permit cannot be dissolved under any procedures or circumstances outlined in the Declaration.
7. On or before December 31, 1998, the Permittee shall have deposited, in a federally chartered bank or other financial institution acceptable to the U.S. Fish and Wildlife Service, \$20,865 (Twenty thousand, eight hundred, sixty five dollars) in good funds. These monies will be used to acquire property of quantity and quality sufficient to compensate for unavoidable and minimize impacts in the project area, and may include pre-acquisition expenses. These funds may also be used for other purposes consistent with the conservation and recovery of

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G. 7. (Continued)

Peromyscus polionotus ammobates. The U.S. Fish and Wildlife Service will direct the permittee on appropriate expenditures for this condition. The U.S. Fish and Wildlife Service must approve all fund expenditures.

8. The Permittee shall restore dunes impacted by construction of the Project and boardwalk and those dune features impacted by Hurricanes Danny and/or Opal, or any future events. Permittee must notify the U.S. Fish and Wildlife Service prior to commencement of the dune restoration activities. To ensure that the Permittee meets the requirements of this permit and is in compliance with the Alabama Department of Environmental Management permit (ADEM), the Permittee shall notify the U.S. Fish and Wildlife Service simultaneous to notification of ADEM. The U.S. Fish and Wildlife Service, ADEM, and the permittee shall meet on-site to discuss the requirements and performance standards of this condition. The U.S. Fish and Wildlife Service must approve all requirements and standards of the restoration effort described in this condition. The objective of this condition will ensure that any damaged or disturbed area is restored. The Permittee shall also provide a funding source for implementation of the Dune Restoration Plan, which is independent of the funding as described in Items G.6. and G.7. of this permit.

9. Prior to human habitation of the Project, the permittee shall have an approved lighting plan for the Project (Lighting Plan) and shall be included in The Declaration. The Lighting Plan must be incorporated into the project's construction plan. The goals of the Lighting Plan will be: 1) No outdoor light sources will illuminate the wet beach or primary dune line; 2) All exterior lighting will be recessed or shielded so light will not fall on adjacent undeveloped areas; and, 3) Interior lighting should be reduced using tinted glass on structures abutting the Protected Area.

Impact reduction methodologies should follow those outlined in attached document (*Understanding, Assessing, and Resolving Light-Pollution Problems on Sea Turtle Nesting Beaches*) which is incorporated as a technical appendix to this permit. The U.S. Fish and Wildlife Service must approve the Lighting Plan.

H. The following measures will be employed by the permittee to provide for permit implementation and monitoring.

1. Prior to human occupancy of the Project, the permittee shall prepare and publish for distribution within the Project an information and educational brochure on the conservation of *Peromyscus polionotus ammobates* and nesting marine sea turtles.
2. Prior to human occupancy of the Project, the permittee shall install and maintain 2 (two) signs describing *Peromyscus polionotus ammobates*, and nesting marine sea turtles and their habitat. The signs shall be placed at the north and south access points to the dune walkover of the Project frequented by residents and visitors.

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I. The following measures will be employed by the permittee to provide for permit monitoring. This monitoring will commence upon completion of the construction of the condominium tower. Where appropriate, specific performance measurements for noncompliance have been identified. Where noncompliance is indicated or discovered during routine or required reporting periods, immediate notification and remedial actions are required.

1. During spring, summer, and fall quarters of the calendar year, the permittee shall perform a survey documenting presence or absence of *Peromyscus polionotus ammobates* and of house mice, *Mus musculus*, a known competitor of *Peromyscus polionotus ammobates*. The surveys will also be structured so as to provide demographic characteristics of the resident sub-population (i.e., sex, reproductive status, age group) of *Peromyscus polionotus ammobates*. The survey shall be performed by qualified and permitted agents of the permittee, approved by the U.S. Fish and Wildlife Service. The methodology and design of the survey must be acceptable to the U.S. Fish and Wildlife Service. The presence of competitors shall not constitute noncompliance with protection of *Peromyscus polionotus ammobates* unless the presence of *Mus musculus* constitutes 15 percent or greater of the total captures. All *Mus musculus* are to be destroyed upon capture.

If the number of *Mus musculus* exceeds 15 percent of total captured rodents, then the permittee is not in compliance. The permittee shall immediately institute a monthly competitor control trapping program, funded by the special assessment fund identified in Item G.4. above. The trapping program shall remove all *Mus musculus* until such time this species' occurrence falls below 15 percent of the sample. Once *Mus musculus* occurrence falls below 15 percent, the control program shall cease, and the routine sampling (e.g., spring, summer, and fall) shall be reinstated.

2. Simultaneous with the monitoring program as outlined in I.1., above, the permittee shall conduct a census for the presence or absence of free roaming cats (*Felis domesticus*) within the Project. The survey shall be performed by qualified and permitted agents of the permittee, approved by the U.S. Fish and Wildlife Service. Walking transects shall be established so as to provide census coverage of 100 percent of the Project's total area. Track and occurrence data should be recorded. If available, information on free-roaming cats obtained by residents should also be summarized in this report. Should the surveys or other reports document presence of free roaming cats, the permittee shall immediately institute a trapping program. Trapped animals will be transported to the nearest animal shelter or adoption facility. Funded by the special assessment, the trapping program shall be employed until weekly trapping/surveys fail to document the presence of free roaming cats in the Project.

3. Within 45 (forty-five) days after the completion of the trapping effort, the permittee shall provide a report to the U.S. Fish and Wildlife Service. The report will document the results of the sampling efforts and update the status and progress of the competitor control program, if necessary. Information collected as a result of the activities in I.1. and I.2. must also be provided to the U.S. Fish and Wildlife Service during each annual reporting period.

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J. Beginning in 1999, and for each subsequent year the permit is valid, the permittee will submit an annual report to U.S. Fish and Wildlife Service by March 30. The annual report shall outline and describe implementation and success of minimization measures. The permittee shall identify non-compliance and measures employed to remediate the non-compliance. The annual report shall address the following:

1. Control of *Mus musculus*
2. Free-roaming cat control
3. Garbage and refuse control
4. Establishment of educational/informational materials and signage.
5. Integrity of the Protected Area, dune integrity, and status of the common dune crossover.
6. Progress on landscaping requirements of the Project.
7. Status and effectiveness of The Lighting Plan.
8. The status of dune restoration and maintenance efforts.
9. Status of the \$20,865 endowment fund.
10. Status, effectiveness, and a description of changes made, if any, to the Declaration.
11. Information explaining the extent of construction of the Project.
12. An accounting of the special assessment fund.
13. Report any employee or contractor training.
14. Include any corrective measures or other changes that may be necessary to improve the efficacy of the permit.

K. The Permittee and the U.S. Fish and Wildlife Service acknowledge that even with the above detailed provisions for mitigating and/or minimizing impacts to *Peromyscus polionotus annobates* or nesting marine sea turtles, circumstances could arise which were not fully anticipated by this Permit and which are considered unforeseen. Such circumstances may become apparent either to the Permittee, the Association, Owners, authorized agents, or to personnel of the U.S. Fish and Wildlife Service. For purposes of implementation of this condition, unforeseen circumstances are defined as any significant, unanticipated adverse change in the status of species; any significant, unanticipated adverse change in impacts of the Project or in other factors upon which the HCP and Permit are based; or any other

CONTINUED...

WILLIAM T. ROBINSON, JR.
BRETT REAL ESTATE, ROBINSON DEVELOPMENT CO., INC.
26800 PERDIDO BEACH BOULEVARD
ORANGE BEACH, ALABAMA 36561
PHONE: 334/981-4713
PRT-834795

K. (Continued)

significant new information relevant to the Permit and Project that was unforeseen by the Permittee and the U.S. Fish and Wildlife Service that could give rise to the need to review the Permittee's conservation program. If unforeseen circumstances arise, the Permittee and the contact office of the U.S. Fish and Wildlife Service shall meet within 20 (twenty) working days following notice of such unforeseen circumstances. The Permittee shall implement appropriate and reasonable measures within an additional 30 (thirty) working days.

L. Upon locating a dead, injured, or sick *Peromyscus polionotus annobates*, nesting sea turtles, or any other endangered or threatened species, initial notification must be made immediately to the U.S. Fish and Wildlife Service Law Enforcement Office, Post Office Box 1470, Daphne, Alabama 36526. The phone number is 334/441-5787. Notification should also be made (by the next work day) to the local U.S. Fish and Wildlife Service, address and telephone number noted in Condition M, below. Care should be taken in handling sick, injured, or dead specimens to ensure effective treatment or to preserve biological materials for later analysis. In conjunction with the care of sick or injured endangered species or preservation of biological materials from a dead animal, the finder should take responsible steps to ensure that the site is not unnecessarily disturbed.

M. For purposes of this monitoring compliance of the terms and conditions of this permit, including unforeseen circumstances, the contact, address, and phone number of local U.S. Fish and Wildlife Service office is:

U.S. Fish and Wildlife Service
P.O. Drawer 1190
Daphne, Alabama 36526
Telephone: 334/441-5181

N. Copies of annual reports and any other documentation submitted in response to the operation and management of this permit shall also be provided to:

Endangered and Threatened Species Permits
U.S. Fish and Wildlife Service (AES/TE/P)
1875 Century Boulevard, Suite 200
Atlanta, Georgia 30345
Telephone: 404/679-7110

END