

APR 23 9 22 AM '97

DEED
MIN. TAX
RECORDED IN BOOK 1100-13 / 469-513
JUDGE OF PROBATE

DECLARATION OF CONDOMINIUM

OF

PHOENIX EAST II, A CONDOMINIUM

THIS DECLARATION, made this 18th day of April, 1997,
by TILLIS M. BRETT, THOMAS E. BRETT and WILLIAM T. ROBINSON, JR.,
hereinafter called the "DEVELOPERS", their heirs and assigns.

WHEREIN, the DEVELOPERS make the following declaration.

WHEREAS, TILLIS M. BRETT, THOMAS E. BRETT and WILLIAM T.
ROBINSON, JR., are the fee simple owners of that certain parcel of
real property situated in the County of Baldwin, State of Alabama,
and intend to improve the same in the manner hereinafter described,
which said parcel of land is more particularly described as follows,
to-wit:

THE LANDS DESCRIBED IN EXHIBIT "A" ATTACHED

NOW, THEREFORE, TILLIS M. BRETT, THOMAS E. BRETT and WILLIAM T.
ROBINSON, JR., the "DEVELOPERS", hereby make the following declara-
tion 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 TILLIS M. BRETT, THOMAS E. BRETT and WILLIAM T. ROBINSON, JR.,
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, executors, administrators, devisees
or assigns.

1. Purpose.

The purpose of this Declaration is to submit the lands
hereinafter described and the improvements to be 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, as amended.

2. Name.

The name by which this condominium is identified is
PHOENIX EAST II, A Condominium.

3. The Land.

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, to-wit:

THE LANDS DESCRIBED IN EXHIBIT "A" ATTACHED.

4. Definitions.

The terms used herein and in the By-Laws shall have the
meanings stated in the Alabama Uniform Condominium Act, and as
follows:

(a) "Unit" means an apartment, and includes the
private elements thereof, together with the undivided
interests in the common elements which are assigned
thereto.

REC-0093 PAGE 0469

(b) "Unit Owner" means the owner of an apartment, whether singly or jointly, partnership, corporation, or other legal entity, or the successors, heirs, administrators, executors or assigns, or the heirs or assigns of the survivor, as the case may be.

(c) "Association" means the PHOENIX EAST II ASSOCIATION, INC., and its successors, and is the association of Unit Owners referred to in said Act.

(d) "Common Elements" means common areas and facilities including but not limited to all parts of the condominium property not included with the unit boundaries as described in Paragraph 5.5 hereafter and shall include the utility spaces and the tangible personal property required for the maintenance and the operation of the condominium as well as the items stated in the Alabama Uniform Condominium Act.

(e) "Common Expenses" means and includes the actual and estimated expenses of operating the property, and and reasonable reserve for such purposes as may be found and determined necessary or useful by the Board of Directors, and all sums designated as common expenses by or pursuant to the condominium documents.

(f) "Utility Services" shall include but not be limited to electrical power, water, garbage and sewage disposal.

(g) "Substantial Destruction, Deterioration or Obsolescence" shall mean such destruction or deterioration or obsolescence that the condominium has lost its character as a residential development, and restoration thereof would be the practical equivalent of a newly constructed development.

(h) "Development" comprehends the land, and all buildings, improvements, and property which are a part of the condominium.

(i) "Common Interests" means the proportionate undivided interest in the fee simple absolute in the common elements appurtenant to each unit as expressed in this Declaration.

(j) "Common Surplus" means the excess of all receipts of the Association, including but not limited to assessments, rents, profits and revenues on account of the common elements, over the amount of common expenses.

(k) "Operation of the Property" means and includes the administration of the project, the operation, maintenance, repair or replacement of, and the making of any additions or improvements in the common elements.

(l) "Person" means a natural person, a corporation, a partnership, the Association herein referred to, a trustee, or other legal entity.

(m) "Unit Designation" means the number, letter or combination thereof or other official designation as shown on the plans annexed to this Declaration

(n) "Declaration" means this Declaration and all amendments thereto hereafter made.

(o) "Surfacing Materials" means the materials, including but not limited to mats, carpeting, sheetrock, decking, boards, panels and the like which are laid upon or attached to foundation slabs, and/or to the under surfaces of ceiling rafters, and/or the upper surfaces of floor rafters.

5. Development Plan.

.1. The improvements are constructed as shown upon the drawings thereof, Page / through 8/, inclusive, of Exhibit "B", hereto attached and by reference made a part hereof, which plans were prepared by John M. Senkarik, Jr., A.I.A., including a set of floor plans of the building showing the lay-out and location of each unit, and bearing the verified statement of a Registered Architect.

.2. Changes. In order to meet 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 DEVELOPERS 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 DEVELOPERS further reserve the right to substitute for any of the materials, equipment and other articles herein mentioned, materials, equipment and articles of equal or better quality.

.3. Amendment of Plans. This Declaration may be amended by the filing of such additional plans as may be required to accurately describe the improvements of 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.

REC-0033 PAGE 0471

.4. Easements. Easements are reserved through 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 in 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.

.5. Access. Each unit has a right of access to a public street or highway, that is to say, to Perdido Beach Boulevard, upon and over common elements, providing such access all as shown upon the site plan attached as 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 the grounds, and (ii) the parking area, driveways and streets all as shown upon the site plan attached as Exhibit "B".

6. Descriptions.

.1. The Buildings. The condominium will include access areas, parking areas, lawn area, swimming pool, one tennis court, two saunas, one whirlpool, meeting room, public restrooms, lobby and reception area, gazebo and facilities located substantially as shown on the plans and drawings.

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

(a) Units Numbered. Each unit is assigned a number which is indicated on the plans attached hereto as Exhibit "B".

(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. Units of this type are located on all 14 floors and the basement, have a master bedroom with an adjoining bath, two additional bedrooms and a second bath, a kitchen, living/dining area, and have approximately 1,389 square feet of living area, exclusive of the terrace and storage area of approximately 18 square feet, and including a foyer and closets. The kitchen is equipped with a dishwasher, sink, garbage disposal, range, range hood and refrigerator; the unit is equipped with water heater, heater and air conditioner, washer and dryer, all as set forth in the specifications. All floor areas are covered with carpet and/or vinyl.

(d) Type E. Units of this type are located on 14 floor levels, have a master bedroom with adjoining bath, a second bedroom with adjoining bath, a kitchen, a living/dining area, and have approximately 1,057 square feet of living area, exclusive of the terrace of a storage closet of approximately 18 square feet in area and including an entrance hall and closet. The kitchen is equipped with a dishwasher, sink, garbage disposal, range, range hood and refrigerator; the unit is equipped with a water heater, heater and air conditioner, washer and dryer, all as set forth in the specifications. All floor areas are covered with carpet and/or vinyl.

(e) Type C. Units of this type are located on all 14 floor levels and the basement, have one bedroom with an adjoining bath, have a kitchen, living/dining area and have approximately 798 square feet of living area, exclusive of the terrace and of a storage closet of approximately 18 square feet, and including an entrance hall and closets. The kitchen is equipped with a dishwasher, sink, garbage disposal, range, range hood and refrigerator; the unit is equipped with a water heater, heater and air conditioner, washer and dryer, all as set forth in the specifications. All floor areas are covered with carpet and/or vinyl.

(f) Type D. Units of this type are located on 13 floor levels, have a master bedroom with an adjoining bath, two additional bedrooms and a second bath, a kitchen, a living/dining area, exclusive of the terrace and of a storage closet of approximately 18 square feet, and including a foyer and closets, this type unit has approximately 1,392 square feet of living area. The kitchen is equipped with a dishwasher, sink, garbage disposal, range, range hood and refrigerator; the unit is equipped with a water heater, heater and air conditioner, washer and dryer, all as set forth in the specifications. All floor areas are covered with carpet and/or vinyl.

(g) Type O-1. There is only one (1) such unit and it is located on the first floor level and it consist of a reception area with counter adjoining two offices of approximately 380 square feet. All floor areas are carpeted. This unit has as appurtenances the limited common elements described in Paragraph 6.4.

.3. Common Elements. The common elements of the condominium are 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.

(b) All central and appurtenant installations for services such as power, light, telephone, storm drains, sewer and water; TV 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.
- (d) All outdoor and exterior lights.
- (e) All balconies, decks and decking which are not adjacent to any individual units.
- (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 pool, sun deck, whirlpools, saunas, one tennis court, one whirlpool, meeting room, public restrooms, lobby and reception area, gazebo, and facilities located substantially as shown on the plans and drawings.
- (i) Exterior steps, ramps, handrails, stairs and stairwells.
- (j) All tanks, pump houses, wells, motors, fans, compressors, and control equipment, fire fighting equipment, and garbage equipment, elevator 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.

.4. Limited Common Elements. Storage room areas are located on Floors 3, 5, 6, 8, 9, 11, 12, and 15, as shown on the plans attached hereto as part of Exhibit "B" and are allocated exclusively to Unit 0-1.

.5. Unit Boundaries. Each unit consist 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 the interior walls separating a unit from another unit, and are as shown on the drawings (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 slabs.

.6. 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 window 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 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 and air conditioning, and TV, whether located in the boundaries of the unit or in 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.

.7. 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 the unit.

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

The common surplus shall be a trust fund for the unit owners according to the respective units 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 of other items of value to the unit owners.

8. Encroachments.

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.

9. .1. 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 or 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: (1) the Act; (2) the Declaration; (3) the Articles of Incorporation of the Association; (4) the By-Laws of the Association; and (5) the Rules and Regulations of the Association.

.2. 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 holder 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.

.3. 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.

REC-0093 PAGE 0476

10. Maintenance.

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

.1. 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 damage 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. Such shall be done without disturbing the rights of other unit owners.

(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.

MISC0033 PAGE 0477

(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 damaged 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 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.

.2. 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 the common elements (except by incremental development as elsewhere herein provided) without prior approval in writing of seventy-five (75%) percent of votes of the unit owners, and the approval in writing of mortgagees who are the holders of mortgages comprising first liens on the units so approving, provided, however, that any alterations 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 (51%) percent 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.

HTC 0093 PAGE 0478

11. Assessments.

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

.1. Share of Common Expenses and Other Charges. Each unit owner shall be liable for a proportionate share of the common expenses and other charges, and shall share in the common surplus, such share being the same as his percentage of ownership in the common elements.

.2. 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 ten percent (10%) per annum after date due, until paid.

.3. 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: (1) tax lien on the unit in favor of the state, the county, any municipality, and any special district, and (2) 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 (10%) percent 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.

.4. 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.

.5. 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 the mortgage, or deed in lieu of foreclosure shall take the property free of any claims for unpaid assessments

WFF 0093 PAGE 0479

against the mortgaged unit which accrue prior to the time such holder comes into possession (except for claims of a pro rate 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 have been leased or sold.

.6. 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.

12. 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 with reference to the common element, the roof and structural components of a building or other improvements, and mechanical, electrical and plumbing elements serving an 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:

.1. Name. The name of the Association shall be PHOENIX EAST II ASSOCIATION, INC.

.2. 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 include but not be limited to the maintenance, management and operation of the condominium property.

.3. 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.

MS00033 PAGE 0480

(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", hereto attached. The vote for a unit shall be cast by the owner thereof or the owner of a 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 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 right 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.

.4. 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.

.5. 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 not 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 of 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 interests 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.

REC-0033 PAGE 0481

.6. 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 injury or damage caused by the elements or other owners or persons.

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

13. 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:

.1. 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 mortgages 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 palced with the Association's insurance agent; and provided further that 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 personal liability, as he may desire.

.2. Coverage.

(a) Casualty. 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 and other hazards covered by a standard extended coverage endorsements; and

(ii) 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 in such amounts and with such coverage as shall be required by the Board of Directors of the Association.

(c) Workman'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 representatives at least every five (5) years from the date hereof, and the insurance program revised accordingly.

.3. 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, proportion 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 of warranty or condition or any other act or neglect by the Association or any unit owner or any other persons 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 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 or lessee of any unit; and

(e) Contain a standard mortgage clause which shall:

(i) Provide that any reference to a mortgage 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.

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

.5. 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

REC-0003 PAGE 0483

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 shall be 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.

(c) Mortgages. In the event a mortgagee endorsement has been issued as to a unit, the share of the unit owner shall be held in trust for the mortgagee and the unit owner as their interest may appear.

.6. 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.

.7. 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.

14. 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 (100%) percent of the owners and one hundred (100%) percent of all record owners of liens on the units not to repair or reconstruct such damaged or destroyed property, the following provisions shall apply:

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

(a) Common Areas and Facilities. If the damaged improvement is a common area or facility, the damaged property shall be constructed, replaced 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 shall be reconstructed.

REC-0093 PAGE 0184

(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.

.2. 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.

.3. 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.

.4. 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 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 assessments against unit owners for reconstruction and/or repair of damages to units shall be in proportion to the cost of reconstruction and repair of their respective units. Such assessments for 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.

.5. 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.

MS00093 PAGE 0485

(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 expense 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.

15. Use Restrictions.

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

.1. 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.

.2. 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.

.3. 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. No commercial use, except as set forth in paragraph .4.

.4. 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.

.5. Rules and Regulations. Reasonable Rules and Regulations concerning the use of the condominium property may be made by the DEVELOPERS 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.

.6. Proviso. Provided, however, that until the DEVELOPERS of the condominium have completed and sold all of the units of the condominium or until February, 1998, or until DEVELOPERS elect to terminate its control of the condominium, whichever shall first occur; and provided further, that until the DEVELOPERS of the condominium have completed and sold eighty percent (80%) of the aggregate of all the units of the condominium or until four (4) years after the date of the filing of the certificate by the DEVELOPERS, or until the DEVELOPERS elect to terminate their control over the condominium, whichever shall first occur; neither the unit owners nor the occupants shall interfere with the completion of the contemplated improvements and the sale of the units. DEVELOPERS 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 the showing of the property and the display of signs.

16. Maintenance of Community Interests. In order to maintain a community of congenial residents, preserve the financial stability of the condominium regime, and protect the value of the units, the transfer of condominium parcels by any owner other than the DEVELOPERS shall be subject to the following provisions so long as the condominium shall exist:

.1. Transfers Subject to Approval.

(a) Sale. If the Association so desires, it can require that no one owner may dispose of a condominium unit or any interest therein by any sale without the approval of the Association, except to another unit owner.

(b) Lease. If the Association so desires, it can require that one unit owner may dispose of a condominium or any interest therein by lease without the approval of the Association, except to another unit owner.

REC-0093 P&C 0487

(c) Gift. If any unit owner shall acquire his title by gift, the continuance of his ownership of his condominium may be subject to the approval of the Association.

(d) Devise of Inheritance. If any unit owner shall acquire his title by devise or inheritance, the continuance of his ownership of his condominium may be subject to the approval of the Association.

(e) Other Transfers. If any unit owner shall acquire his title by any manner not heretofore considered in the foregoing subsections, the continuance of his ownership of his condominium unit may be subject to the approval of the Association.

.2. Approval by the Association. The approval of the Association, which is required for the transfer of condominium units may be obtained in the following manner:

(a) Notice to the Association.

(i) Sale. A unit owner intending to make a bona fide sale of his unit or any interest therein shall give to the Association at least thirty (30) days written notice of such intentions, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably require.

(ii) Lease. A unit owner intending to make a bona fide lease of his unit or any interest therein shall give to the Association notice of such intention, together with the name and address of the intended lessee and such other information concerning the intended lessee as the Association may reasonably require, and an executed copy of the proposed lease.

(iii) Gift, Devise or Inheritance; Other Transfers. A unit owner who has obtained his title by gift, devise or inheritance, or by any other manner not heretofore considered, shall give to the Association notice of the acquiring of his title, together with such other information concerning the unit owner as the Association may reasonably require, and a certified copy of the instrument evidencing the owner's title.

(iv) Failure to Give Notice. If the notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring ownership or possession of a unit, the Association, at its election and without notice, may approve or disapprove the transaction or ownership. If the Association disapproves the transaction or ownership, the Association shall proceed as if it had received the required notice on the date of such disapproval.

(b) Certificate of Approval.

(i) Sale. If the proposed transaction is a sale, then within thirty (30) days after receipt of such notice and information the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the President or Secretary in recordable form and shall be delivered to the purchaser.

(ii) Lease. If the proposed transaction is a lease, then within thirty (30) days after receipt of such notice and information, the Association must either approve or disapprove the proposed transaction. If approved, the approval shall be stated in a certificate executed by the President or Secretary in recordable form and shall be delivered to the lessee.

(iii) Gift, Devise or Inheritance; Other Transfers. If the unit owner giving notice has acquired his title by gift, devise or inheritance, or in any other manner then within thirty (30) days after receipt of such notice and information, the Association must either approve or disapprove the continuance of the unit owner's ownership of his unit. If approved, the approval shall be stated in a certificate executed by the President or Secretary in recordable form and shall be delivered to the unit owner.

(c) Approval of Corporate Owner or Purchaser. Inasmuch as the condominium may be used only for residential purposes, and a corporation cannot occupy a unit for such use, if the unit owner or purchaser of a unit is a corporation, the approval of ownership by the corporation may be conditioned by requiring that all persons to use or occupy the unit be also first approved by the Association.

.3. Disapproval by Association. If the Association shall disapprove a transfer of a unit; the matter shall be disposed of in the following manner:

(a) Sale. If the proposed transaction is a sale, then within sixty (60) days after notifying the unit owner of such disapproval, the Association shall deliver or mail by certified mail to the unit owner an offer to purchase either by the Association, or by a purchaser approved by the Association, and to whom the unit owner must sell the unit upon the following terms:

(i) At the option of the purchaser to be stated in his offer, the price to be paid shall be that stated in the disapproval contract to sell, or, if less, then the fair market value, determined by arbitration in accordance with the then existing rules of the American Arbitration Association, who shall base their determination upon an average of their appraisals of the unit; and a judgment of specific performance of the

sale upon any award rendered by the arbitrators may be entered in a court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser.

(ii) The purchase price shall be paid in cash.

(iii) The sale shall be closed within ten (10) days following the determination of the sale price.

(iv) If the Association shall fail to purchase or to provide a purchaser as herein required, then notwithstanding the disapproval, such transfer of ownership shall be deemed to have been approved, and the Association shall furnish a certificate of approval as elsewhere provided.

.4. Unit Mortgage. No unit owner may mortgage his unit nor any interest therein without the approval of the Association except to a bank, life insurance company, a savings and loan association, or the Federal National Mortgage Association, like governmental groups or assigns. The approval of any other mortgage may be upon conditions determined by the Association or may be arbitrarily withheld.

.5. Blanket Mortgage. Notwithstanding any other provisions of this Declaration or the By-Laws, the entire condominium property or some or all of the units included therein may be subjected to a single or blanket mortgage constituting a first lien thereon created by a recordable instrument executed by all of the owners of the property or units covered thereby. The instrument creating any such mortgage shall provide a method whereby any unit owner may obtain a release of his unit from the lien of such a mortgage, and a satisfaction and discharge in recordable form, upon payment to the holder of the mortgage of a sum equal to the proportionate share attributable to his unit of the then outstanding balance of unpaid principal and accrued interest and any other charges then due and unpaid, which proportionate share attributable to each unit shall be the proportion in which all unit owners whose units are then subject to the lien of such mortgage own among themselves the common elements and the private elements as provided in the Declaration, or such other reasonable proportion as shall be specifically provided in the mortgage instrument; and such mortgage may contain provisions for converting the same to individual mortgages on the individual units included therein.

.6. Exceptions. The foregoing provisions of this section entitled "Maintenance of Community Interests" shall not apply to a transfer to or purchase by any holder of the mortgage which comes into possession and title of the unit as a result of owning a mortgage upon the unit concerned, and this shall be so whether the title is acquired pursuant to the remedies provided in the mortgage, or foreclosure or the mortgage, or deed from the mortgagor in lieu of foreclosure; nor shall such provisions apply to a transfer, sale or lease by such holder of the mortgage which so acquires its title. Neither shall such provisions require the approval of a purchaser who acquired the title to a unit at a duly advertised public sale with open bidding as may be provided by law, such as but not limited to execution sale, foreclosure sale, judicial sale or tax sale.

MISC0093 PAGE 0490

.7. Unauthorized Transactions. Any sale, mortgage or lease which is not authorized pursuant to the terms of this Declaration shall be void unless subsequently approved by the Association.

.8. Notice of Lien or Suit.

(a) Notice of Lien. A unit owner shall give notice to the Association of every lien upon his unit other than for permitted mortgages, taxes and special assessments, within five (5) days after the owner's receipt of notice thereof.

(b) Notice of Suit. A unit owner shall give notice to the Association of every suit or other proceeding which may affect the title to his unit, such notice to be given within five (5) days after the unit owner receives knowledge thereof.

(c) Failure to Comply with this subsection concerning liens will not affect the validity of any judicial sale.

17. Compliance and Default.

Each unit owner shall be governed by and shall comply with the terms of the condominium documents and regulations as 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:

.1. 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.

.2. Costs and Attorneys' 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.

.3. 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.

18. Covenant Against Partition.

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.

19. Amendment.

This Declaration of Condominium and the By-Laws of PHOENIX EAST II ASSOCIATION, INC., may be amended in the following manner:

.1. 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.

.2. 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 others 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 by not 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 holders of the mortgages with 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 mortgages.

.3. 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.

.4. 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.

.5. 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 recorded owner thereof and all record owners of liens thereon shall join in the execution of the amendment.

.6. Provisions Pertaining to the Developers.

(a) Notwithstanding any other provisions herein contained, for so long as the DEVELOPERS continue to own any of the units, the DEVELOPERS reserve the unrestricted right to sell, assign or lease any unit which they continue to own after the recording or filing of this Declaration, and to post signs on the condominium property.

(b) Provided, however, that until the DEVELOPERS of the condominium have completed and sold all of the units of the condominium or until February 1, 1999, or until DEVELOPERS elect to terminate their control of the condominium, whichever shall first occur; and

WIS00093 P&M 0492

provided, further, that until the DEVELOPERS of the condominium have completed and sold seventy-five percent (75%) of the aggregate of all units of the condominium, or until the DEVELOPERS elect to terminate their control over the condominium, whichever shall first occur, the following additional provisions shall be deemed to be in full force and effect:

(i) The DEVELOPERS reserve the right to amend the By-Laws of the Association.

(ii) The Directors of the Association shall be designated by the DEVELOPERS and such Directors as may be so designated need not be unit owners.

(c) None of the provisions in this paragraph contained shall be construed so as to relieve the DEVELOPERS from any obligations of a unit owner to pay assessments as to each unit owned by them, in accordance with the condominium documents.

20. Proportionate Changes in Common Expenses, Common Surplus, and Voting Rights.

In the event of any one (1) 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 (a) the Association has become the owner of a unit by foreclosure of its lien as heretofore provided, or (b) 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.

21. Termination.

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 20 hereof.

22. Eminent Domain.

1.1 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 interest in such 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 negotiation and litigation of the issues 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

REC-0093 PAGE 0493

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.

.2. 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 22, 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 22. In the event that the Board of Directors determines that such a taking so removed land and buildings containing units that they cannot effectively restored or replaced 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 .1. of this paragraph 22.

.3. 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 elements 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 so to do.

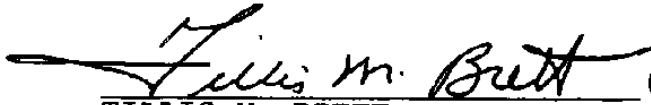
23. Table and Headings.

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.

24. Severability.

The invalidity in whole or in part of any covenant or restriction, or any section, subsection, sentence, clause, phase or word, 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 first above written.

 (SEAL)
TILLIS M. BRETT

 (SEAL)
THOMAS E. BRETT

 (SEAL)
WILLIAM T. ROBINSON, JR.

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, 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., who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of April, 1997.




NOTARY PUBLIC
My Commission Expires: 2/20/2000

THIS INSTRUMENT PREPARED BY:

MICHAEL J. SALMON
P.O. BOX 162
Gulf Shores, AL 36547

REC-00093 PAGE 0495

**EXHIBIT "A" TO DECLARATION OF CONDOMINIUM
OF PHOENIX EAST II**

LEGAL DESCRIPTION

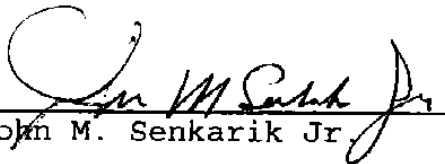
Commencing at a point 203.09 feet East of the West line of Section 10, Township 9 South, Range 5 East, on the South right-of-way line of Alabama Highway No. 182 as per plat of survey by J. B. Allen dated December 2, 1969; thence run Northeastwardly along said South right-of-way line along a 5,789.77 foot radius curve to the left an arc distance of 451.06 feet to the Point of Beginning of the property herein described; thence continue Northeastwardly along said curve to the left an arc distance of 109.29 feet (chord bearing North 67°11'16" East, Chord = 109.29 feet) to a point; thence run North 66°43'31" East a distance of 92.47 feet to a point; thence run South 00°16'53" West a distance of 1432 feet, more or less, to a point on the North margin of the Gulf of Mexico; thence run Northwestwardly along the North margin of the Gulf of Mexico a distance of 184 feet, more or less, to a point that is South 00°10'48" West and 1343 feet, more or less, from the Point of Beginning; thence run North 00°10'48" East a distance of 1343 feet, more or less, to the Point of Beginning.

MSC0093 PAGE 0496

EXHIBIT " B "
TO
DECLARATION OF CONDOMINIUM
OF
PHOENIX EAST II, A CONDOMINIUM

CERTIFICATION

The undersigned, John M. Senkarik Jr., a Registered Architect in the State of Alabama, Registration Number 1912, 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 East II, a condominium, as described in the Declaration of Condominium, Et seq, are substantially completed in accordance with the plans as recorded in Apartment Book 17 Page 17 et seq. and further do certify that said plans together with the survey and drawings by Mikell D. Speaks attached to this amendment to declaration as part of Exhibit B, contain all information required by Section 35-8A-209, Code of Alabama 1975 (as amended).



John M. Senkarik Jr.

This certification, the plans recorded in Apartment Book 17 Page 17 et seq., the survey and drawings recorded in Apartment Book 17 Page 98 et seq., and the attached elevations by Mikell D. Speaks are all part of Exhibit "B".

**EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OF PHOENIX EAST II, A CONDOMINIUM
ELEVATIONS ON PHOENIX EAST II CONDOMINIUMS AT ORANGE BEACH, ALABAMA**

LEVEL	UNIT NUMBER	FLOOR ELEV.	CEILING ELEV.	LEVEL	UNIT NUMBER	FLOOR ELEV.	CEILING ELEV.
Basement Floor	BA1	13.11	23.41	Seventh Floor (cont.)	7E4	77.61	85.61
	BC2	13.11	23.41		7A5	77.61	85.61
	BA5	13.11	23.51	Eighth Floor	8A1	86.31	94.31
First Floor	Q-1	23.91	34.21		8C2	86.31	94.31
	1A1	23.91	34.21		8D3	86.31	94.31
	1C2	23.91	34.21		8E4	86.31	94.21
	1E4	23.91	34.21		8A5	86.31	94.31
	1A5	23.91	34.21	Ninth Floor	9A1	95.01	103.01
Second Floor	2A1	34.71	42.61		9C2	95.01	103.01
	2C2	34.71	42.71		9D3	95.01	103.01
	2D3	34.71	42.61		9E4	95.01	102.91
	2E4	34.71	42.61		9A5	95.01	103.01
	2A5	34.71	42.61	Tenth Floor	10A1	103.61	111.61
Third Floor	3A1	43.51	51.51		10C2	103.61	111.61
	3C2	43.51	51.51		10D3	103.61	111.61
	3D3	43.51	51.51		10E4	103.61	111.61
	3E4	43.51	51.51		10A5	103.61	111.61
	3A5	43.51	51.51	Eleventh Floor	11A1	112.21	121.31
Fourth Floor	4A1	51.91	59.91		11C2	112.21	121.31
	4C2	51.91	59.91		11D3	112.21	121.31
	4D3	51.91	59.91		11E4	112.21	121.21
	4E4	51.91	59.91		11A5	112.21	121.21
	4A5	51.91	59.91	Twelfth Floor	12A1	122.01	131.21
Fifth Floor	5A1	60.41	68.41		12C2	122.01	131.21
	5C2	60.41	68.41		12D3	122.01	131.21
	5D3	60.41	68.31		12E4	122.01	131.11
	5E4	60.41	68.41		12A5	122.01	131.11
	5A5	60.41	68.41	Fourteenth Floor	14A1	131.71	140.71
Sixth Floor	6A1	69.01	77.01		14C2	131.71	140.71
	6C2	69.01	77.01		14D3	131.71	140.71
	6D3	69.01	77.01		14E4	131.71	140.71
	6E4	69.01	77.01		14A5	131.71	140.61
	6A5	69.01	77.01	Fifteenth Floor	15A1	141.41	150.51
Seventh Floor	7A1	77.61	85.61		15C2	141.41	150.51
	7C2	77.61	85.61		15D3	141.41	150.41
	7D3	77.61	85.61		15E4	141.41	150.51
					15A5	141.41	150.51

MS00093 PAGE 0498

I, MIKELL D. SPEAKS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE FOLLOWING ELEVATIONS FOR THE UNITS IN PHOENIX EAST II CONDOMINIUMS ARE TRUE AND CORRECT.


 ALABAMA REGISTRATION NO. 9127
 APRIL 3, 1997

EXHIBIT "C" PERCENTAGE OF UNDIVIDED INTEREST
OF EACH UNIT IN THE COMMON ELEMENTS AND VOTING
IN ALL MATTERS

PHOENIX EAST II
PERCENTAGE OF OWNERSHIP IN THE COMMON ELEMENTS
CALCULATED BY SQUARE FOOTAGE

Condo Unit #	Approximate Square Footage	% of Ownership
B A 1	1389	1.598%
B C 2	798	0.918%
B A 5	1389	1.598%
1 A 1	1389	1.598%
1 C 2	798	0.918%
1 E 4	1057	1.216%
1 A 5	1389	1.598%
2 A 1	1389	1.598%
2 C 2	798	0.918%
2 D 3	1392	1.602%
2 E 4	1057	1.216%
2 A 5	1389	1.598%
3 A 1	1389	1.598%
3 C 2	798	0.918%
3 D 3	1392	1.602%
3 E 4	1057	1.216%
3 A 5	1389	1.598%
4 A 1	1389	1.598%
4 C 2	798	0.918%
4 D 3	1392	1.602%
4 E 4	1057	1.216%
4 A 5	1389	1.598%
5 A 1	1389	1.598%
5 C 2	798	0.918%
5 D 3	1392	1.602%
5 E 4	1057	1.216%
5 A 5	1389	1.598%

REC-00003 PRE-0499

Condo Unit #	Approximate Square Footage	% of Ownership
6 A 1	1389	1.598%
6 C 2	798	0.918%
6 D 3	1392	1.602%
6 E 4	1057	1.216%
6 A 5	1389	1.598%
7 A 1	1389	1.598%
7 C 2	798	0.918%
7 D 3	1392	1.602%
7 E 4	1057	1.216%
7 A 5	1389	1.598%
8 A 1	1389	1.598%
8 C 2	798	0.918%
8 D 3	1392	1.602%
8 E 4	1057	1.216%
8 A 5	1389	1.598%
9 A 1	1389	1.598%
9 C 2	798	0.918%
9 D 3	1392	1.602%
9 E 4	1057	1.216%
9 A 5	1389	1.598%
10 A 1	1389	1.598%
10 C 2	798	0.918%
10 D 3	1392	1.602%
10 E 4	1057	1.216%
10 A 5	1389	1.598%
11 A 1	1389	1.598%
11 C 2	798	0.918%
11 D 3	1392	1.602%
11 E 4	1057	1.216%
11 A 5	1389	1.598%

MISC0093 PAGE 0300

Condo Unit #	Approximate Square Footage	% of Ownership
12 A 1	1389	1.598%
12 C 2	798	0.918%
12 D 3	1392	1.602%
12 E 4	1057	1.216%
12 A 5	1389	1.598%
14 A 1	1389	1.598%
14 C 2	798	0.918%
14 D 3	1392	1.602%
14 E 4	1057	1.216%
14 A 5	1389	1.598%
15 A 1	1389	1.598%
15 C 2	798	0.918%
15 D 3	1392	1.602%
15 E 4	1057	1.216%
15 A 5	1389	1.598%
01 Office Area	380	0.437%
Bldg. Totals:	86914	100.000%

The percentage of undivided interest of each unit in the common elements and voting in all matters requiring action by the owners is determined by dividing the approximate heated and cooled square footage of each unit (as shown on this exhibit) by the approximate total square footage of all units in the building (as shown on this exhibit) and rounding the quotient to the nearest decimal place.

EXAMPLE:

Unit 15A5 - 1,389 (approximate heated and cooled square footage as shown on this Exhibit) divided by 86914 (the approximate total square footage of all units in the building = 1.5981314% rounded to the nearest 1000th decimal place = 1.598%

The formula established by the developer for determining the percentage of each condominium's share of the common expenses is as follows:

A Unit .0165 X monthly budget = the product. This product rounded up to the nearest even dollar figure = monthly condo fee.

i.e. - First years budget of \$247,128.00 divided by 12 months = \$20,594.00 (monthly budget). \$20,594.00 x .0165 = \$339.80 (the product), rounded up to the nearest even dollar is \$340.00.

D Unit .0167 X monthly budget rounded up to the nearest even dollar figure = monthly condo fee

E Unit .01107 X monthly budget rounded up to the nearest even dollar figure = monthly condo fee

C Unit .00993 X monthly budget rounded up to the nearest even dollar figure = monthly condo fee

Explanation of Formula:

The establishment of a 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.

MS00093 P&I 0502

EXHIBIT "D"

BY-LAWS

OF

PHOENIX EAST II ASSOCIATION, INC.

1. IDENTITY.

These are the By-Laws of PHOENIX EAST II 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 EAST II, a condominium, located in Baldwin County, Alabama.

.1. The office of the Association shall be at 3259 Gulf Shores Parkway, Gulf Shores, Alabama 36542, P.O. Box 1727, Gulf Shores, Alabama 36547.

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

1. MEMBERS' MEETINGS.

.1. 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 closing and conveyance of the units commences and progresses, all in accord with the provisions of the Alabama Uniform Condominium Act.

.2. Thereafter, the annual meetings of the unit owners shall be held at 27120 Perdido Beach Blvd., Orange Beach, AL, at 9:00 a.m., local time, on the third Saturday in September 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.

.3. 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 notice of such 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.

.4. 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 (20%) percent of the votes in the Association.

MISC0093 PAGE 0503

.5. 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.

.6. 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 the owner, as stated in the Declaration of Condominium.

.7. 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 (51%) percent of the votes in accordance with the percentages assigned in the Declaration of Condominium.

.8. 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.

.9. 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.

.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 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.

.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.

.12. Cumulative voting shall not be permitted at any meeting of the owners.

.13. Proviso. Provided, however, that until the Developer has sold seventy-five (75%) percent 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.

.1. 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 a majority 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 .2.(d) below.

.2. 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 February 1, 1998, or until Developer elects to terminate its control of 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; 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.

MS00093 PAGE 0505

.3. 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.

.4. 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.

.5. 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.

.6. 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.

.7. 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.

.8. 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.

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

.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:

.1. 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.

MS00093 PAGE 0506

.2. To make contracts and incur liabilities in connection with the exercise of any of the powers and duties of the Board.

.3. To provide or cause to be provided all goods and services required by the By-Laws or by law, or which the Board, in 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. 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.

.5. To maintain a class action, and to settle a cause of action, on behalf of owners with reference 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 unit; all as the Board deems advisable.

.6. To elect the officers of the Association and otherwise exercise the powers regarding officers of the Association as set forth in these By-Laws.

.7. To determine who shall be authorized to make and sign all instruments on behalf of the Association and the Board.

.8. 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.

.9. To designate and remove personnel necessary for the maintenance, repair and replacement of the common elements.

.10. 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 Directors' and officers liability insurance if the Board deems it advisable; and the premium of such bonds and insurance shall be paid by the Association as common expense.

.11. 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.

.12. 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, the Declaration, or the By-Laws.

WEST 0093 PAGE 0507

.13. 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 thereunto duly authorized by a like resolution of the Board of Directors, 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 or members of the Association.

.14. 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.

.1. 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.

.2. 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 president of an association.

.3. 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.

.4. 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. 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.

MISC0093 PAGE 0508

6. FISCAL MANAGEMENT.

.1. 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 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 last ratified by the unit owners shall be continued until such time as the unit owners ratify a subsequent budget proposed by the board.

.2. 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 Funds 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 their respective proportionate shares. Such assessments shall be due in monthly installments on the first day of the month 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 (120%) percent 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, 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.

3. 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 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

MSB00033 PAGE 0509

proportionate interest of each unit 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 their respective proportionate shares.

.4. 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 of the Association may require.

.5. Acceleration of assessment installments 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 after 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. 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 the 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.

MSC0093 PAGE 0510

(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.

.7. 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.

.8. 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.

.1. 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.

.2. 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.

.3. 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 so to do, 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.

MS000033 P610511

.4. 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 the 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.

.5. 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 his 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.

.6. 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 holder 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:

MISC0093 PAGE 0512

NAME:

TILLIS M. BRETT

RESIDENT ADDRESS:

P.O. Box 1727
Gulf Shores, Alabama 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 EAST II ASSOCIATION, INC., at the first meeting of the Board of Directors on April 13, 1987.

William J. Robinson Jr.
SECRETARY

MS00093 PAGE 0513

APPROVED:

Thomas E. Brett
PRESIDENT

THIS INSTRUMENT PREPARED BY:
MICHAEL J. SALMON
P.O. Box 162
Gulf Shores, AL 36547