

EXHIBIT "A" PAGE 1 OF 16
ATTACHED TO AND MADE A PART OF DECLARATION OF CONDOMINIUM OF SOUTH BEACH II, A
CONDOMINIUM.

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- (ii) The right of the Declarant to complete Improvements indicated on the Plans;
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4. The Plans and elevations are artist's renderings and may contain options which are not standard on all models. The dimensions are approximate and are subject to change, at the discretion of the Declarant and should not be relied on. Additionally, all fixtures and items of finish and decoration depicted are for display only and are not included with the Unit.



McCULLOUGH
ARCHITECTURE, INC.
P.O. BOX 6310
GULF SHORES, ALABAMA
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PHONE: 251-968-7222

NEED NOT
BE BUILT

SOUTH BEACH II, A CONDOMINIUM

SHEET INDEX

ORANGE BEACH, ALABAMA

SHEET INDEX

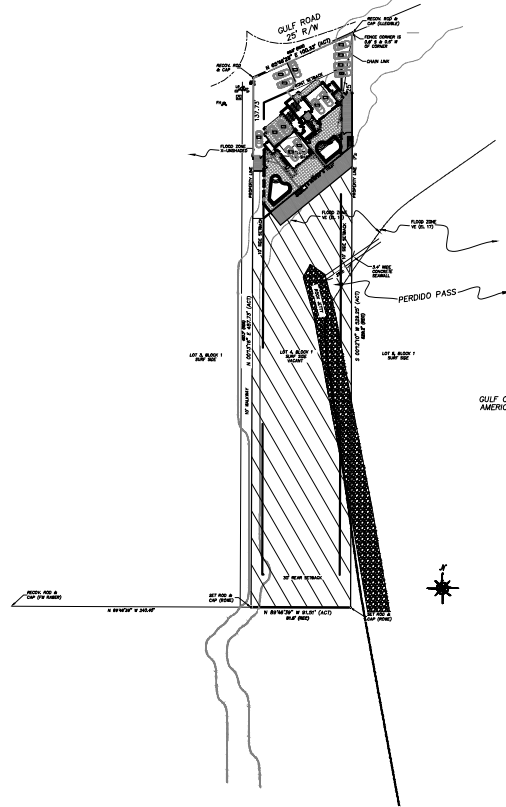
JOB NO.:
DRAWN: CJM
CHECKED:
DATE: 2025.06.09
REVISION:

SCALE: N.T.S.

UNIT NO.:

CONDO DOCS

EXHIBIT "A" PAGE 2 OF 16
ATTACHED TO AND MADE A PART OF DECLARATION OF CONDOMINIUM OF SOUTH BEACH II, A
CONDOMINIUM.



SITE PLAN: OVERALL

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SOUTH BEACH II, A CONDOMINIUM

SITE PLAN

ORANGE BEACH, ALABAMA

SITE PLAN
OVERALL

JOB NO.:
DRAWN: CJM
CHECKED:
DATE: 2025.06.09
REVISION:

SCALE: N.T.S.

UNIT NO.:
SITE PLAN
OVERALL

CONDO DOCS
SITE PLAN

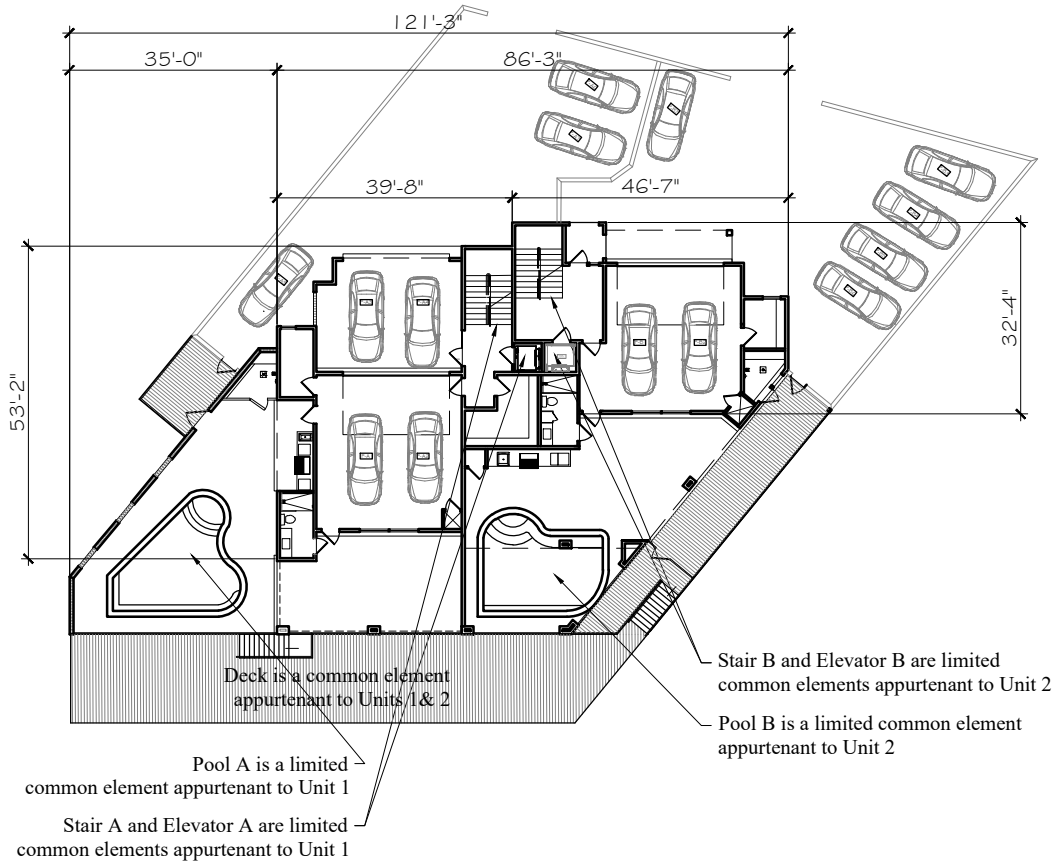


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EXHIBIT "A" PAGE 4 OF 16
ATTACHED TO AND MADE A PART OF DECLARATION OF CONDOMINIUM OF SOUTH BEACH II, A
CONDOMINIUM.

Parking Spaces A,B,C, and D are Limited Common Elements appurtenant to Unit 1 and Parking Spaces E,F,G, and H are Limited Common Elements appurtenant to Unit 2.



FIRST LEVEL: OVERALL PLAN

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NEED NOT
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SOUTH BEACH II, A CONDOMINIUM

FIRST LEVEL
OVERALL FIRST FLOOR PLAN
ORANGE BEACH, ALABAMA

JOB NO.:
DRAWN: CJM
CHECKED:
DATE: 2025.06.09
REVISION:

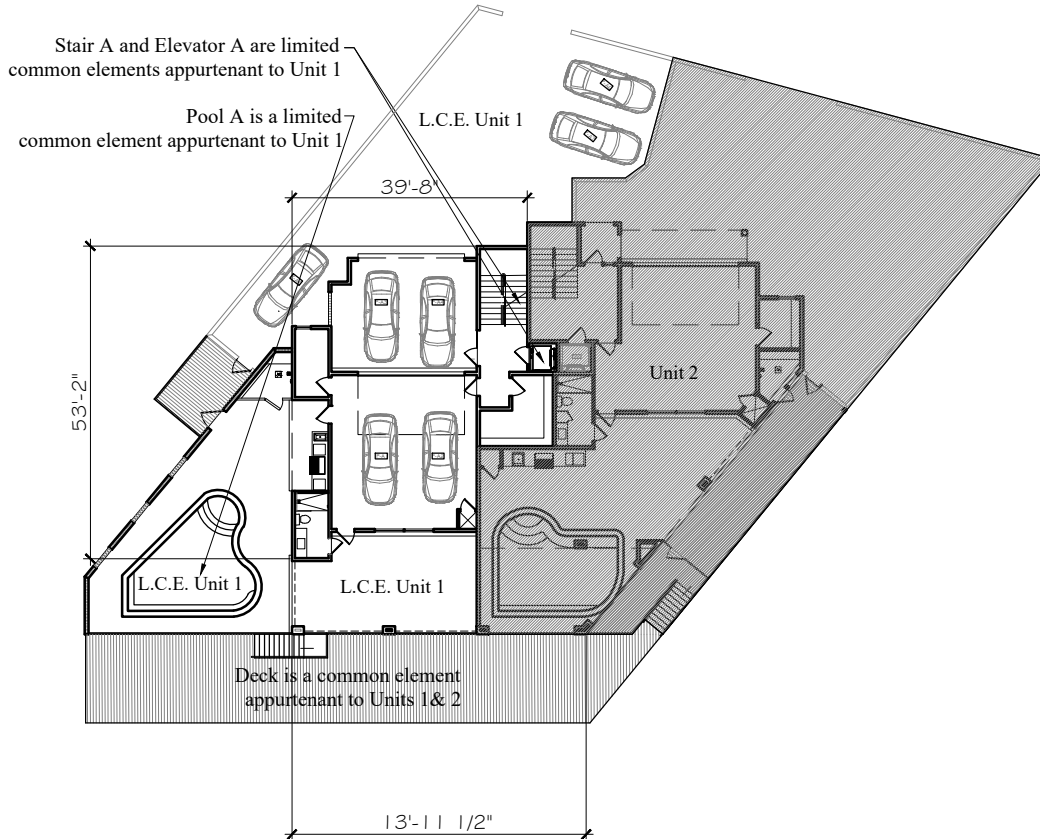
SCALE: N.T.S.

UNIT NO.:
OVERALL PLAN

CONDO DOCS
FLOOR PLAN

EXHIBIT "A" PAGE 5 OF 16
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FIRST LEVEL: LIMITED COMMON ELEMENTS UNIT -1 PLAN

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SOUTH BEACH II, A CONDOMINIUM

FIRST LEVEL

UNIT-1 FIRST FLOOR PLAN
ORANGE BEACH, ALABAMA

FIRST LEVEL

JOB NO.:
DRAWN: CJM
CHECKED: 2025.06.09
DATE:
REVISION:

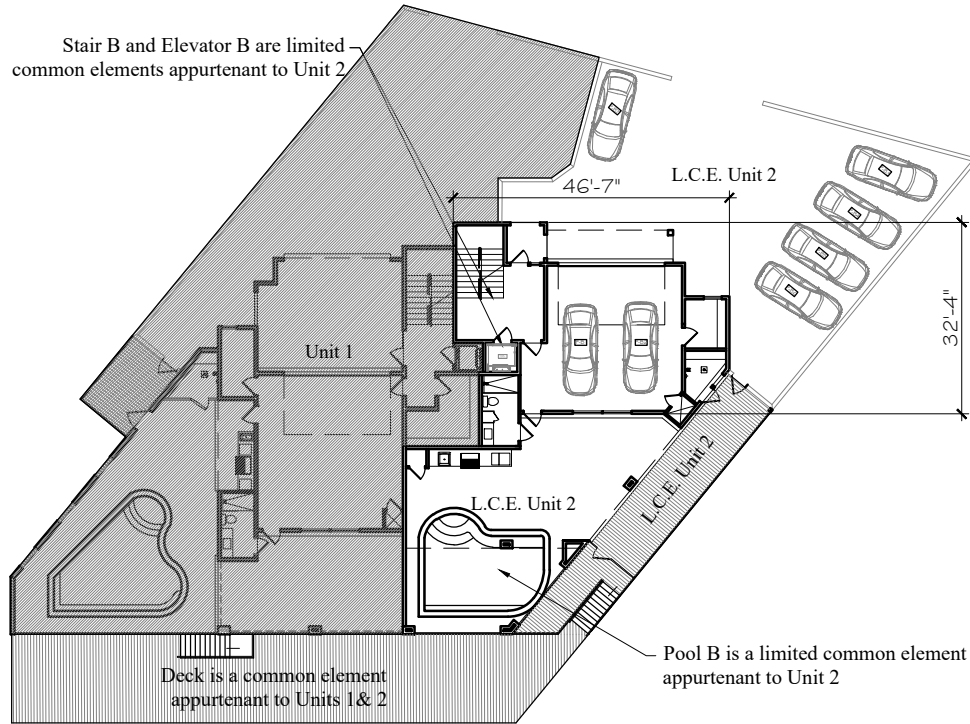
SCALE: N.T.S.

UNIT NO.:
UNIT 1

L.C.E.
FIRST LEVEL

EXHIBIT "A" PAGE 6 OF 16
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FIRST LEVEL: LIMITED COMMON ELEMENTS UNIT -2 PLAN

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NEED NOT
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SOUTH BEACH II, A CONDOMINIUM

FIRST LEVEL

UNIT-2 FIRST FLOOR PLAN
ORANGE BEACH, ALABAMA

FIRST LEVEL

JOB NO.:
DRAWN: CJM
CHECKED: 2025.06.09
DATE:
REVISION:

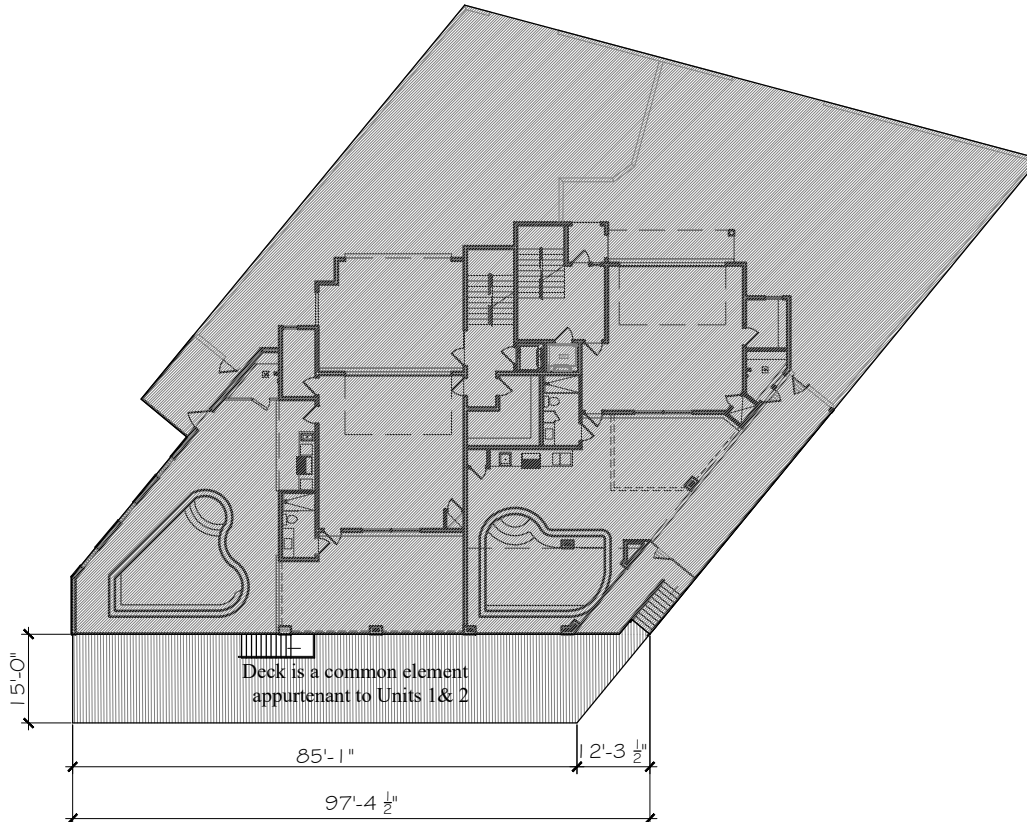
SCALE: N.T.S.

UNIT NO.:
UNIT 2

L.C.E.
FIRST LEVEL

EXHIBIT "A" PAGE 7 OF 16
ATTACHED TO AND MADE A PART OF DECLARATION OF CONDOMINIUM OF SOUTH BEACH II, A
CONDOMINIUM.

The boardwalk is a common element appurtenant to Units 1&2



FIRST LEVEL: COMMON ELEMENT UNITS 1&2 PLAN

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SOUTH BEACH II, A CONDOMINIUM

FIRST LEVEL

COMMON ELEMENTS FIRST FLOOR PLAN
ORANGE BEACH, ALABAMA

FIRST LEVEL

H/C SQUARE FOOTAGE (INTERIOR WALLS) 2,847 SQ. FT.
UNIT-1 = 1,374 SF
UNIT-2 = 1,473 SF
TOTAL = 2,847 SF
EXTERIOR COMMON ELEMENTS = 2,640 SF
THIS INCLUDES ALL AREAS COVERED AND UNCOVERED INSIDE THE FENCE, INCLUDING THE POOL

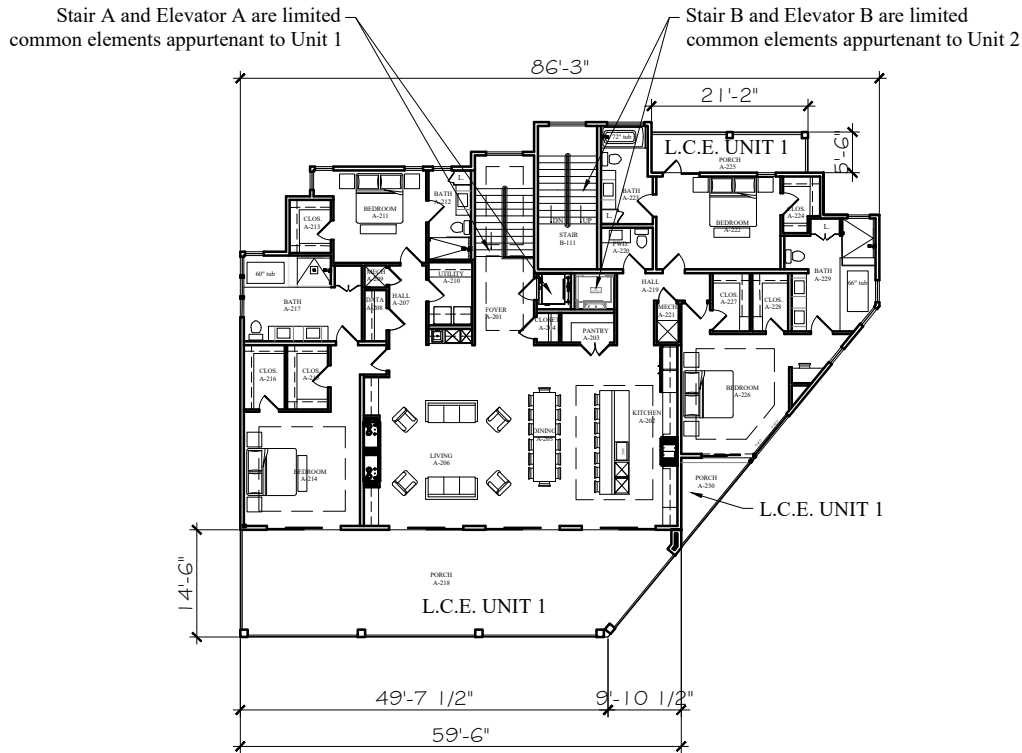
JOB NO.:
DRAWN: CJM
CHECKED:
DATE: 2025.06.09
REVISION:

SCALE: N.T.S.

UNIT NO.:
**COMMON
ELEMENTS**

CONDO DOCS
FLOOR PLAN

EXHIBIT "A" PAGE 8 OF 16
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SECOND LEVEL: OVERALL PLAN (3,620 SF)

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SOUTH BEACH II, A CONDOMINIUM
SECOND LEVEL
OVERALL SECOND FLOOR PLAN
ORANGE BEACH, ALABAMA

SECOND LEVEL

H/C SQUARE FOOTAGE
(INTERIOR WALLS)
3,620 SQ. FT.
UNIT-1 = 3,410 SF
UNIT-2 = 210 SF
TOTAL = 3,620 SF

JOB NO.:
DRAWN: CJM
CHECKED:
DATE: 2025.06.09
REVISION:

SCALE:

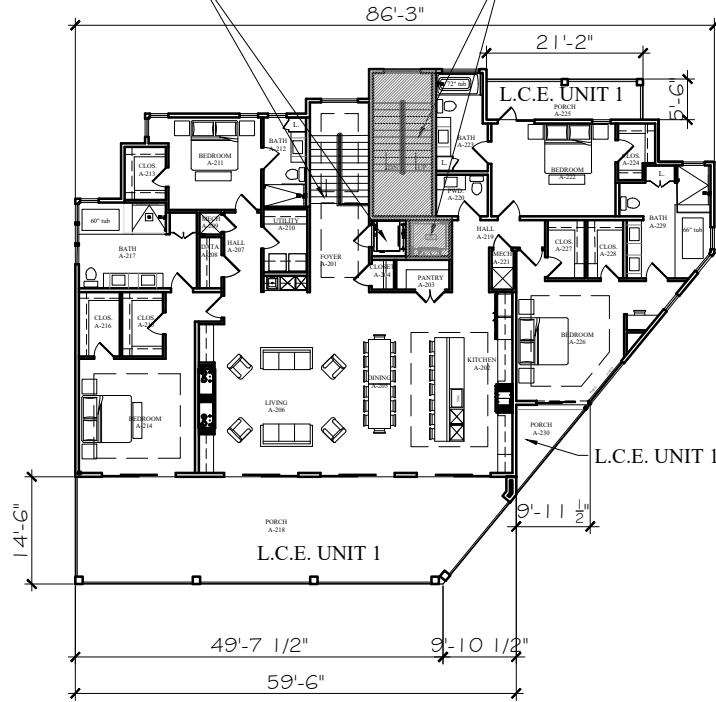
UNIT NO.:
UNIT 1 & 2

L.C.E.
SECOND LEVEL

EXHIBIT "A" PAGE 9 OF 16
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CONDOMINIUM.

Stair A and Elevator A are limited
common elements appurtenant to Unit 1

Stair B and Elevator B are limited
common elements appurtenant to Unit 2



SECOND LEVEL UNIT 1 PLAN (3,410 SF)

SECOND LEVEL: UNIT-1 PLAN (3,410 SF)

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SOUTH BEACH II, A CONDOMINIUM

SECOND LEVEL

UNIT-1 SECOND FLOOR PLAN
ORANGE BEACH, ALABAMA

SECOND LEVEL

H/C SQUARE FOOTAGE
(INTERIOR WALLS)
3,620 SQ. FT.
UNIT-1 = 3,410 SF
UNIT-2 = 210 SF
TOTAL = 3,620 SF

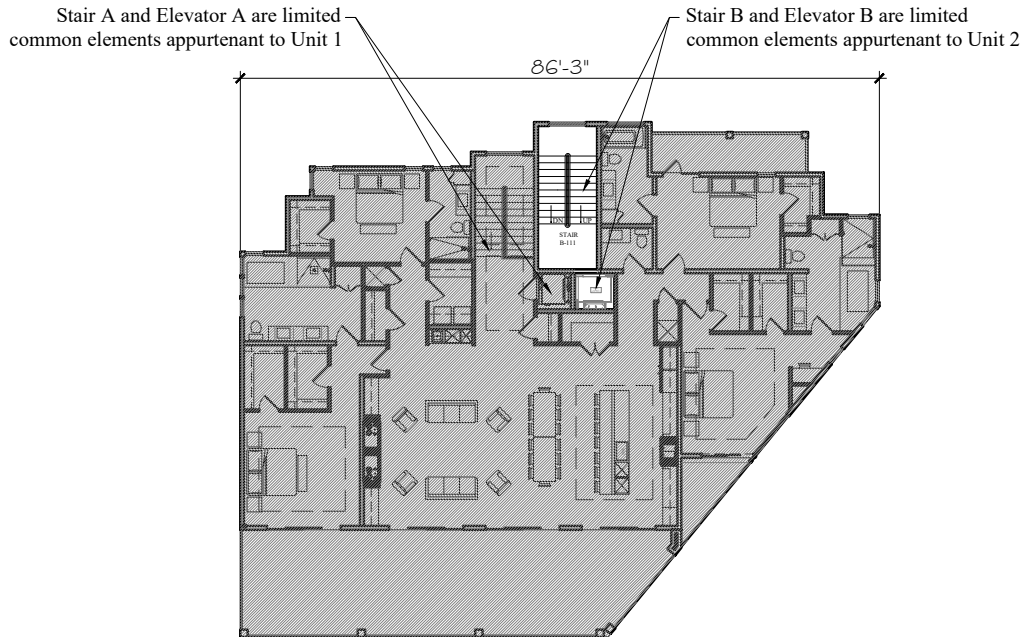
JOB NO.:
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DATE: 2025.06.09
REVISION:

SCALE:

UNIT NO.:
UNIT 1

L.C.E.
SECOND LEVEL

EXHIBIT "A" PAGE 10 OF 16
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SECOND LEVEL UNIT 2 PLAN (210 SF)

SECOND LEVEL: UNIT-2 PLAN (210 SF)

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SOUTH BEACH II, A CONDOMINIUM

SECOND LEVEL

UNIT-2 SECOND FLOOR PLAN
ORANGE BEACH, ALABAMA

SECOND LEVEL

H/C SQUARE FOOTAGE (INTERIOR WALLS)
3,620 SQ. FT.
UNIT-1 = 3,410 SF
UNIT-2 = 210 SF
TOTAL = 3,620 SF

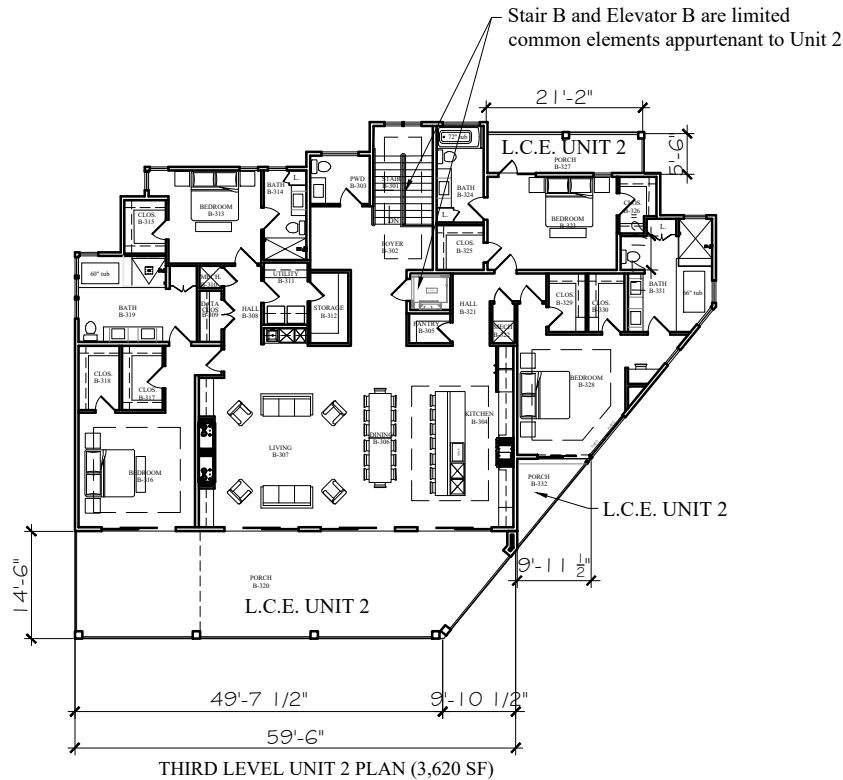
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SCALE:

UNIT NO.:
UNIT 2

L.C.E
SECOND LEVEL

EXHIBIT "A" PAGE 11 OF 16
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THIRD LEVEL: UNIT-2 PLAN (3,620 SF)

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SOUTH BEACH II, A CONDOMINIUM

THIRD LEVEL
OVERALL THIRD FLOOR PLAN
ORANGE BEACH, ALABAMA

THIRD LEVEL

H/C SQUARE FOOTAGE (INTERIOR WALLS) 3,620 SQ. FT.
UNIT-1 = NA
UNIT-2 = 3,620 SF
TOTAL = 3,620 SF

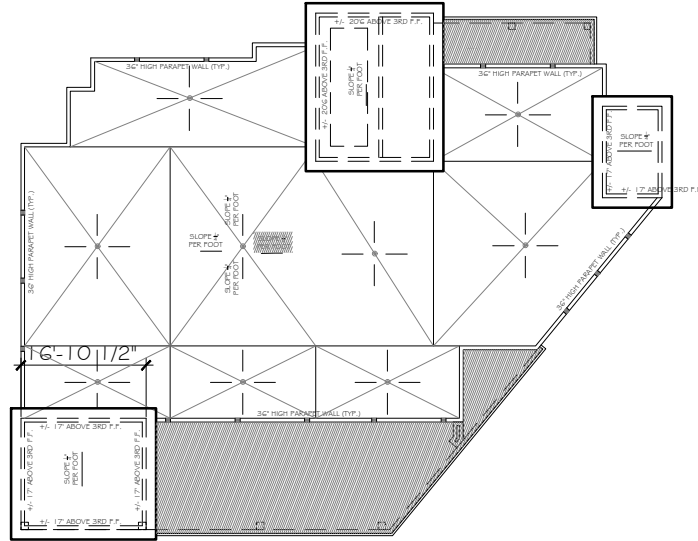
JOB NO.:
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CHECKED:
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REVISION:

SCALE:

UNIT NO.:
UNIT 2

L.C.E.
THIRD LEVEL

EXHIBIT "A" PAGE 12 OF 16
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ROOF LEVEL

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SOUTH BEACH II, A CONDOMINIUM

ROOF LEVEL

UNIT-2 ROOF LEVEL PLAN
ORANGE BEACH, ALABAMA

ROOF LEVEL

THERE IS NO HABITABLE
COMPONENT FOR THIS LEVEL.

JOB NO.:
DRAWN: CJM
CHECKED:
DATE: 2025.06.09
REVISION:

SCALE:

UNIT NO.:

CONDO DOCS
FLOOR PLAN

EXHIBIT "A" PAGE 13 OF 16
ATTACHED TO AND MADE A PART OF DECLARATION OF CONDOMINIUM OF SOUTH BEACH II, A
CONDOMINIUM.



EXTERIOR ELEVATION: NORTH

ATTENTION:

1. This document has not been executed nor recorded and is only a proposal. The Declarant does NOT commit to submit the property to the Condominium form of ownership. The improvements contemplated by this document "NEED NOT BE BUILT".
2. There are no existing completed improvements on the property. All improvements shown are contemplated. The improvements NEED NOT BE BUILT.
3. all of the real property described on the Plans is subject to Development Rights and Special Declarant Rights as set out in the Condominium. The Declarant reserves the right to:
 - (i) Create Units, Common Elements or Limited Common Elements;
 - (ii) The right of the Declarant to complete Improvements indicated on the Plans;
 - (iii) The right of the Declarant to maintain sales offices, management offices, signs advertising the the Condominium and models;
 - (iv) The right of the Declarant to use easements through the Common Elements for the purpose of exercising the Development Rights and Special Declarant Rights and making improvements within the Condominium;
 - (v) The right of the Declarant to appoint or remove any officer of the Association or any member of the Board of Directors of the Association during any period of Declarant Control.
4. The Plans and elevations are artist's renderings and may contain options which are not standard on all models. The dimensions are approximate and are subject to change, at the discretion of the Declarant and should not be relied on. Additionally, all fixtures and items of finish and decoration depicted are for display only and are not included with the Unit.



**McCOLLOUGH
ARCHITECTURE, INC.**
P.O. BOX 6310
GULF SHORES, ALABAMA
36547-6310
PHONE: 251-968-7222

NEED NOT
BE BUILT

SOUTH BEACH II, A CONDOMINIUM

NORTH ELEVATION

ORANGE BEACH, ALABAMA

NORTH ELEV.

JOB NO.:
DRAWN: CJM
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DATE: 2025.06.09
REVISION:

SCALE: N.T.S.

UNIT NO.:

CONDO DOCS
ELEVATIONS

EXHIBIT "A" PAGE 14 OF 16
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EXTERIOR ELEVATION: WEST

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SOUTH BEACH II, A CONDOMINIUM

WEST ELEVATION

ORANGE BEACH, ALABAMA

WEST ELEV.

JOB NO.:
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UNIT NO.:

CONDO DOCS
ELEVATIONS

EXHIBIT "A" PAGE 15 OF 16
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EXTERIOR ELEVATION: SOUTH

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NEED NOT
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SOUTH BEACH II, A CONDOMINIUM

SOUTH ELEVATION

ORANGE BEACH, ALABAMA

SOUTH ELEV.

JOB NO.:
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SCALE: N.T.S.

UNIT NO.:

CONDO DOCS
ELEVATIONS

EXHIBIT "A" PAGE 16 OF 16
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CONDOMINIUM.



EXTERIOR ELEVATION: EAST

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**NEED NOT
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SOUTH BEACH II, A CONDOMINIUM

EAST ELEVATION

ORANGE BEACH, ALABAMA

EAST ELEV.

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UNIT NO.:

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ELEVATIONS