

STATE OF ALABAMA
BALDWIN COUNTY

AMENDMENT NO. ONE TO THE DECLARATION OF CONDOMINIUM
OF
SUMMER HOUSE CONDOMINIUM

WHEREAS, this is Amendment No. One to the Declaration of Condominium of Summer House Condominium, filed for record on July 28, 1983, in the office of the Judge of Probate, Baldwin County, Alabama in Miscellaneous Book 45, pages 1712 - 1753; and in accordance with Article Sixteen of said Declaration, a duly authorized meeting was held on August 16, 1986, in Unit A-202, Summer House Condominium, with twenty-six (26) units present, either in person or by proxy, out of a possible thirty two (32) units (the 26 units present represented 39 out of a possible 48 votes) and all twenty (26) units present voted in favor of amending the said Declaration to include therein a provision providing for addition insurance coverage to cover the loss of certain "building items" located within the private elements of a condominium unit in the event of catastrophic destruction or damage caused by a casualty to more than one unit; and,

WHEREAS, it is the intention of this amendment that in the event of catastrophic destruction or damage caused by a casualty to more than one unit of Summer House Condominium it would expedite the insurance claims when the damage is to "building items", such items to include, but are not to be construed as a limitation, wallpaper, built-in cabinets, built-in appliances, carpets attached to the subflooring, tile, floor coverings and fixtures, which are permanently attached to the floors, walls or ceiling and located within the interior boundary of the private individual condominium units, that such "building items" shall be included in any insurance coverage obtained in the name of Summer House Condominium Owners' Association.

W I T N E S S E T H:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT;

in accordance with Article Sixteen of the Declaration of Condominium of Summer House Condominium, dated July 21, 1983 and recorded July 28, 1983 in the office of the Judge of Probate, Baldwin County, Alabama in Miscellaneous Book 45, pages 1712 - 1753; said Declaration of Condominium is HEREBY AMENDED as follows:

(1.) Article Twelve, Section 4. is hereby amended to include the following:

(c) In the event of catastrophic destruction or damage caused by casualty to "building items", such as wallpaper, paint, light fixtures, plumbing fixtures, built-in cabinets, built-in appliances, carpets attached to the subflooring, floor tile, or

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floor covering as the same were installed by the original Developer or being of a compatible style or quality as that that was originally installed by the Developer and located within the interior boundary of the private individual condominium units of Summer House Condominium, it shall be the responsible of the individual unit owner to replace or repair such "building items," EXCEPT when the damage or destruction is catastrophic or casualty and by perils insured against in the Summer House Condominium Owners' Association's insurance policies and the damage or repairs are to more than one condominium unit. The Owners' Association has the responsibility to purchase insurance policies to cover the above described building items and the cost of such insurance is to be shared on a pro rated basis by the individual condominium unit owners. In the event of conflict between this amendment and any part of the Declaration and By-Laws of the Summer House Condominium Owners' Association, Inc. which relate to the above, this amendment shall be controlling.

2. In all other respects the above Declaration of Condominium of Summer House Condominium, a condominium, is hereby reaffirmed and ratified.

IN WITNESS WHEREOF, SUMMER HOUSE CONDOMINIUM OWNERS' ASSOCIATION, INC., an Alabama Non-Profit corporation, has caused this Amendment No. One to the Declaration of Condominium to be executed, under seal, by its duly authorized officers, whose names are set forth below, this the 17th day of September, 1986.

A T T E S T:

SUMMER HOUSE CONDOMINIUM OWNERS' ASSOCIATION, an Alabama Non-Profit corporation.

x Rene E. Thompson
Secretary

BY: David C. Collins (SEAL)
David C. Collins, President

STATE OF ALABAMA
Baldwin COUNTY

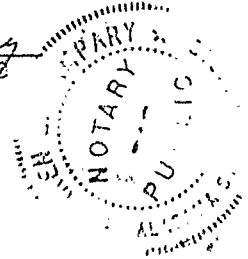
CORPORATE ACKNOWLEDGEMENT

I, the undersigned authority, in and for said county, in said State, hereby certify that David C. Collins, whose name as President of SUMMER HOUSE CONDOMINIUM OWNERS' ASSOCIATION, an Alabama Non-Profit corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 5th
day of September, 1986.

Kenneth L. Thompson
NOTARY PUBLIC

My commission expires: _____



STATE OF ALABAMA
Baldwin COUNTY

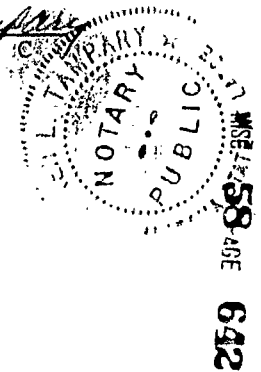
CORPORATE ACKNOWLEDGEMENT

I, the undersigned authority, in and for said county, in said State, hereby certify that Randy C. Hutagubians, whose name as Secretary/Treasurer of SUMMER HOUSE CONDOMINIUM OWNERS' ASSOCIATION, an Alabama Non-Profit Corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 5th
day of September, 1986.

Kenneth L. Thompson
NOTARY PUBLIC

My commission expires: _____



STATE OF ALABAMA
BALDWIN COUNTY

I certify that this instrument was filed on

SEP 23 1986

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and that no tax was collected. Recorded in Min

Book 58

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Harry Deline
Judge of Probate

D.P. \$1.00 Index \$ _____ By dt