

STATE OF ALABAMA)

COUNTY OF BALDWIN)

CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
FOUR SEASONS OF ROMR BEACH, A CONDOMINIUM

WHEREAS, pursuant to Paragraph #25 of the Declaration of Condominium of Four Seasons of Romar Beach, a condominium, dated April 22, 1987 and recorded in the office of the Judge of Probate of Baldwin County, Alabama, in Miscellaneous Book 59 at pages 1384 et seq., and as thereafter may have been amended, the Four Seasons of Romar Beach Condominium Owners Association, Inc., after all requirements being fully complied with, does hereby amend said Declaration as follows:

1. Paragraph six (6) of the Declaration of Condominium of Four Seasons of Romar Beach, a condominium shall be amended to include the following additional subparagraphs:

6(K). If a unit owner shall be in default in the payment of any installment of an annual assessment for more than thirty (30) days, the Board may, upon notice thereof to the unit owner, accelerate all remaining monthly installments due for the balance of the term covered by the annual budget, and the same shall thereupon become immediately due and payable. Upon default in the payment of an installment upon any assessment, the Board shall be entitled to charge interest and service charges at the highest rate allowable under the laws of the State of Alabama.

6(L). If a Unit Owner shall be in default in the payment of any installment of an annual assessment for more than forty-five (45) days, the Board may, upon notice thereof to the unit owner, terminate the water supply to such unit owner's unit. Such notice shall be sent certified mail - return receipt requested and also regular mail to the last known address of unit owner, and a statement of such notice shall be posted upon the front door to such unit. The notice shall state the date of termination of the water supply. The notice shall be mailed and posted no less than fifteen (15) days prior to the termination date or date of cut-off. Upon payment in full of any sums due and owing to the association, the Board shall restore the water supply to such unit.

6(M). If a unit owner shall be in default in the payment of any installment of an annual assessment for more than forty-five (45) days, the Board may, upon notice thereof to the unit owner, terminate the cable television service to such unit owner's unit. Such notice shall be sent certified mail - return receipt requested, and also regular mail to the last known address of unit owner, and a statement of such notice shall be posted upon the front door to such unit. The notice shall state the date of termination of the cable television service. The notice shall be

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mailed and posted no less than fifteen (15) days prior to the termination date or date of cut-off. Upon payment in full of any sums due and owing to the association, the Board shall restore the cable television service to such unit.

2. In all other respects, the Declaration of Condominium of Four Seasons of Romar Beach, a Condominium, is hereby reaffirmed and ratified.

3. This Amendment shall be filed for record in the Office of the Judge of Probate of Baldwin County, Alabama and said Declaration of Condominium, a condominium, shall constitute covenants to run with all the land described in said Declaration and shall be binding upon all owners, both subsequent and current, of all or any part of such condominium, together with their grantees, successors, heirs, executors, administrators, devisees, or assigns.

Done this 17 day of July, 1991.

FOUR SEASONS OF ROMAR BEACH
CONDOMINIUM OWNERS ASSOCIATION,
INC.

By: Kenneth R. Thompson

Its: Secy.

Attest:

By: James O. Rouch

Its: President

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, LINDA L. GORDON, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KENNETH R. THOMPSON and Turner C. Smith, whose names as Secretaries and President, respectively, of FOUR SEASONS OF ROMAR BEACH CONDOMINIUM OWNERS ASSOCIATION, INC., a corporation, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day, that being informed of the contents of said instrument, they, as such officers 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 seal this the 17 day of July, 1991.

Linda Gordon
Notary Public

My Commission Expires:

SEPTEMBER 1, 1994
NOTARY PUBLIC - ALABAMA

This Instrument Prepared by:

G. DAVID CHAPMAN III, P.C.
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File 90.2021

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