

STATE OF ALABAMA)

COUNTY OF BALDWIN)

AMENDMENT TO THE DECLARATION OF CONDOMINIUM
SPINNAKER POINTE, A CONDOMINIUM
TO ADD REVISED PLANS AND CERTIFICATE INDICATING THAT PHASE I OF
SPINNAKER POINTE, A CONDOMINIUM, HAS BEEN SUBSTANTIALLY
COMPLETED IN CONFORMITY WITH THE PLANS

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:
2005 -18 3:10PM
Instrument Number - 884848 Pages 10
Recording Fee 38.00 Mortgage
Deed Min tax 5.00
Index DP
Archive 5.00
Adrian T. Johns, Judge of Probate

WHEREAS, the Declaration of Condominium of Spinnaker Pointe, a condominium, was executed the 21st day of December, 2004, and recorded on the 22nd day of December, 2004, as Instrument Number 859376, in the Office of the Judge of Probate of Baldwin County, Alabama (the "Declaration"); and

WHEREAS, an Amended Declaration of Condominium of Spinnaker Pointe, a condominium, was executed on the 27th day of December, 2004, and recorded on the 28th day of December, 2004, as Instrument Number 860079, in the Office of the Judge of Probate of Baldwin County, Alabama (the "Amended Declaration") in order to reflect that the true Developer of Spinnaker Pointe, a condominium, is PUC, LLC, and not PUC, LLP, as shown in the Declaration, and the Amended Declaration otherwise makes no changes to the Declaration; and

WHEREAS, PUC, LLC (the "Developer") is proceeding under the Amended Declaration; and

WHEREAS, Article V, Paragraph 5.01, entitled "Plans", provides that "The Plat and Plans for Phase I of the Condominium are being recorded concurrently with this instrument. Upon completion of construction, the Developer shall record an amendment to this Declaration to include, if needed, a revised Plat and Plans reflecting any variation from the present recorded instrument, together with all statutorily required certificates;" and

WHEREAS, Article V, Paragraph 5.02, entitled "Amendment", provides that

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

078788

Declaration without approval of the Association, whether or not elsewhere required for an amendment; and

WHEREAS, The Developer desires to exercise its rights reserved to it under said Article V, Paragraph 5.01, entitled "Plans", and Paragraph 5.02, entitled "Amendment", of the Amended Declaration to incorporate revised plans for Phase I of Spinnaker Pointe, a condominium, to reflect that Phase I is built by removing the phrase "NEED NOT BE BUILT" from exhibits "A-2" and "B", to correctly number the pages for Exhibit "A-2", to insert the correct pages for Exhibit "A-2", to record the statutorily required certificate as a part of Exhibit "B" and to insert the correct pages for Exhibit "B"; and

WHEREAS, Phases II and III of Spinnaker Pointe, a condominium "NEED NOT BE BUILT".

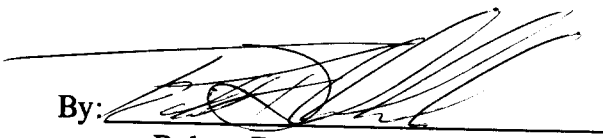
NOW, THEREFORE, premises considered, this instrument is made to amend the Amended Declaration, specifically Exhibits "A-2" and "B" attached thereto, to incorporate revised plans for Phase I of Spinnaker Pointe, a condominium, in order to reflect that Phase I is built by removing the phrase "NEED NOT BE BUILT" from exhibits "A-2" and "B", to correctly number the pages for Exhibit "A-2", to insert the correct pages for Exhibit "A-2", to record the statutorily required certificate as a part of Exhibit "B" and to insert the correct pages for Exhibit "B".

In order to effectuate the changes referenced herein, Exhibits "A-2" and "B" that are attached hereto and incorporated herein by reference are intended to replace Exhibits "A-2" and "B" that are attached to the Amended Declaration. The first page of Exhibit "B" shall now be the statutorily required certificate reflecting that the improvements for Phase I of Spinnaker Pointe, a condominium, have been substantially completed in conformity with the plans.

IN WITNESS WHEREOF, PUC, LLC, an Alabama limited liability company, has caused this instrument to be properly executed by Robert D. Orlich, its Managing Member, on this the 18th day of April, 2005.

PUC, LLC

An Alabama limited liability company

By: 

Robert D. Orlich

Its: Managing Member

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Karen J. Webb, the undersigned Notary Public in for said County in said State, hereby certify that **Robert D. Orlich**, whose name as **Managing Member** of **PUC, LLC**, an Alabama limited liability company, 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 managing member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and seal this the 18th day of April, 2005.

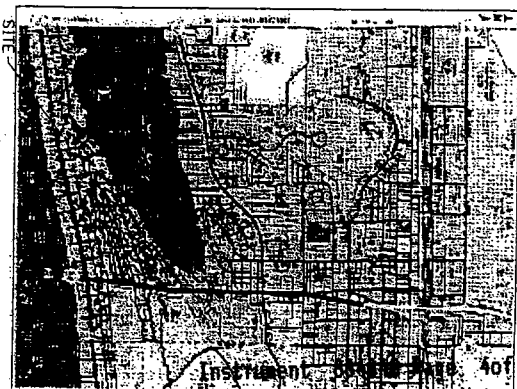
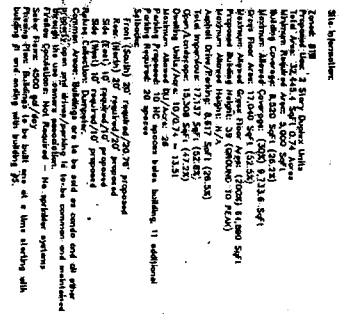
Karen J. Webb
NOTARY PUBLIC

My Commission Expires: 12-15-2008

THIS INSTRUMENT PREPARED BY:

C. Andrew Harrell, Jr.
Herbert & Harrell LLC
1544 West 2nd Street, Suite 110
P. O. Drawer 3889
Gulf Shores, AL 36547
(251) 968-4764

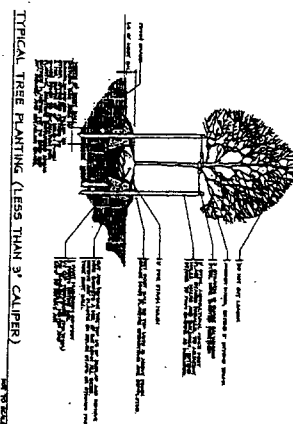
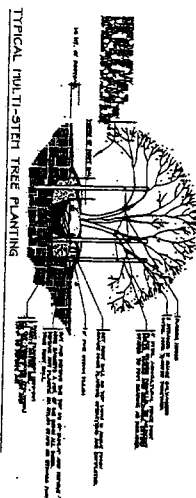
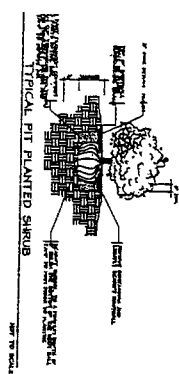
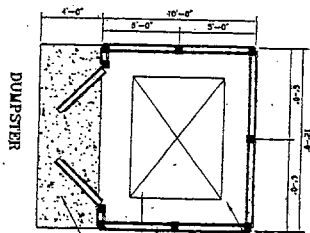
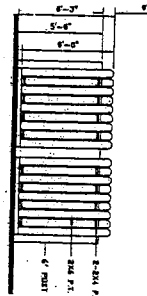
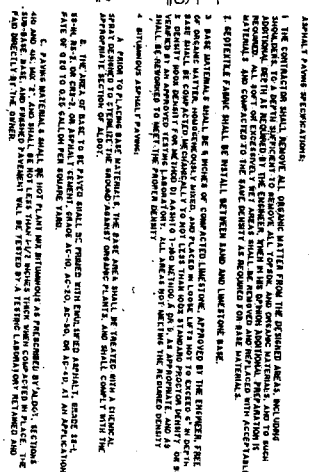
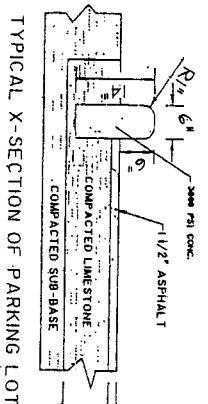
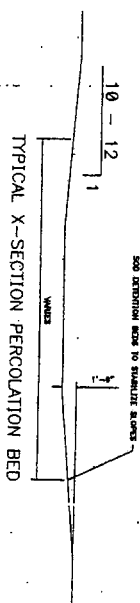




1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

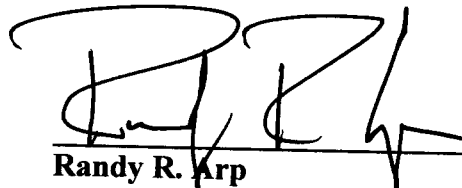
WEST GULF SHORES BOULEVARD
DESCRIP 1046
LOTS 55 & 56 OF SHORELAND SUBDIVISION AS RECORDED IN MAP BOOK 6,
PAGE 10 IN THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA

Project Data 04/15/2014 04/15/2014	Scale 1" = 20'	LE STALLER ENGINEER LLC 3401 W. CUMING AVE. FLOOR 11, SUITE 1110 CHICAGO, IL 60644 312.924.9242	Site Plan
---	-----------------------	--	------------------

[illegible]

CERTIFICATION

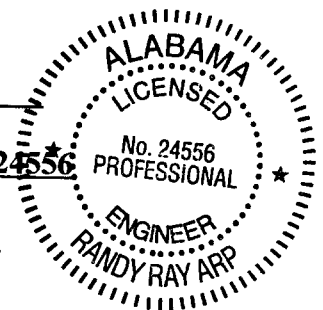
I, the undersigned, Randy R. Arp, a registered Professional Engineer in the State of Alabama, Number 24556, of L. E. STIFFLER, ENGINEER, L.L.C., whose address is 309 West Laurel Avenue, Foley, Alabama 36535, hereby certify the PLANS labeled Exhibit "B," Pages 1 through 4, inclusive, attached hereto and made a part of the Declaration of Condominium of Spinnaker Pointe, a condominium, show the layout, location, Unit numbers and dimensions of the Units and the improvements for Phase 1(Units 1and 2) of Spinnaker Pointe, a condominium. I further certify that the PLANS show the dimensions of the improvements and the Units for Phase 1 of Spinnaker Pointe, a condominium, shown on the PLANS are substantially complete. I further certify that to the best of my knowledge and belief, the PLANS for Phase 1(Units 1 and 2) of Spinnaker Pointe, a condominium, contain all of the information required by Code of Alabama (1975), 35-8A-209.



Randy R. Arp

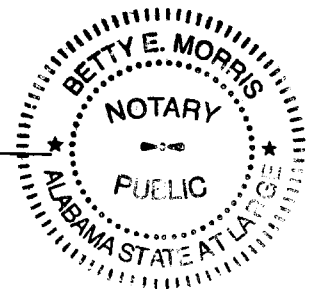
Registered Engineer Number: 24556

Date: 4-18-05



Subscribed and sworn to before me, this 18th day of April 2005.


Notary Public



My Commission Expires:

04-09-06

EXHIBIT "B"

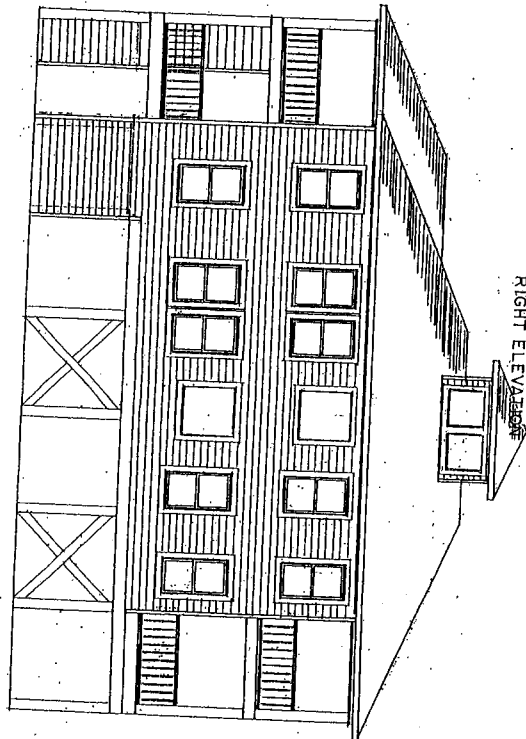
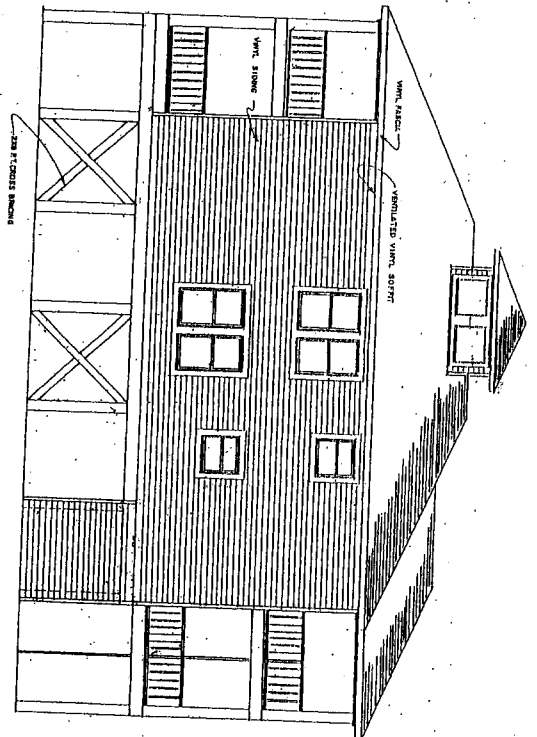
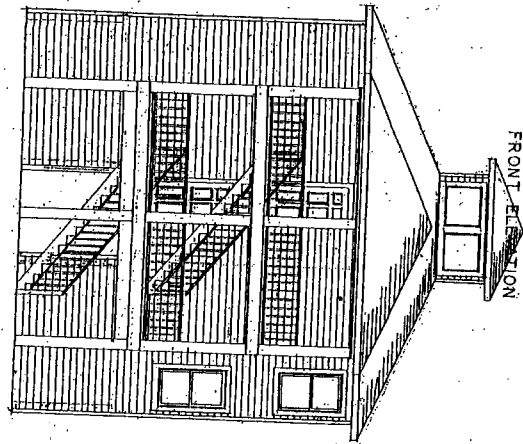
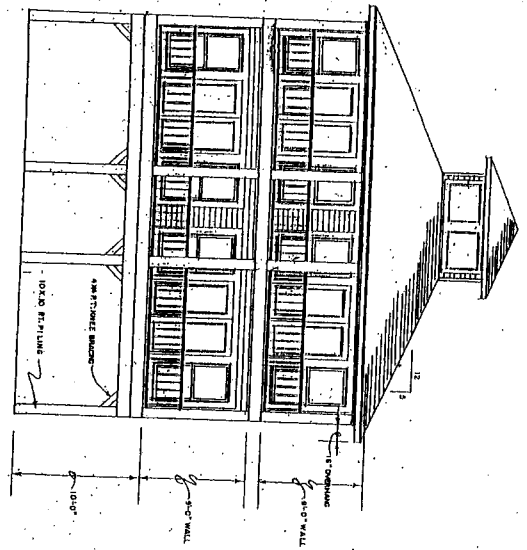


EXHIBIT "B" SPINNAKER POINTE
PHASE 1 (UNITS 1 AND 2)
PAGE 2 OF 5

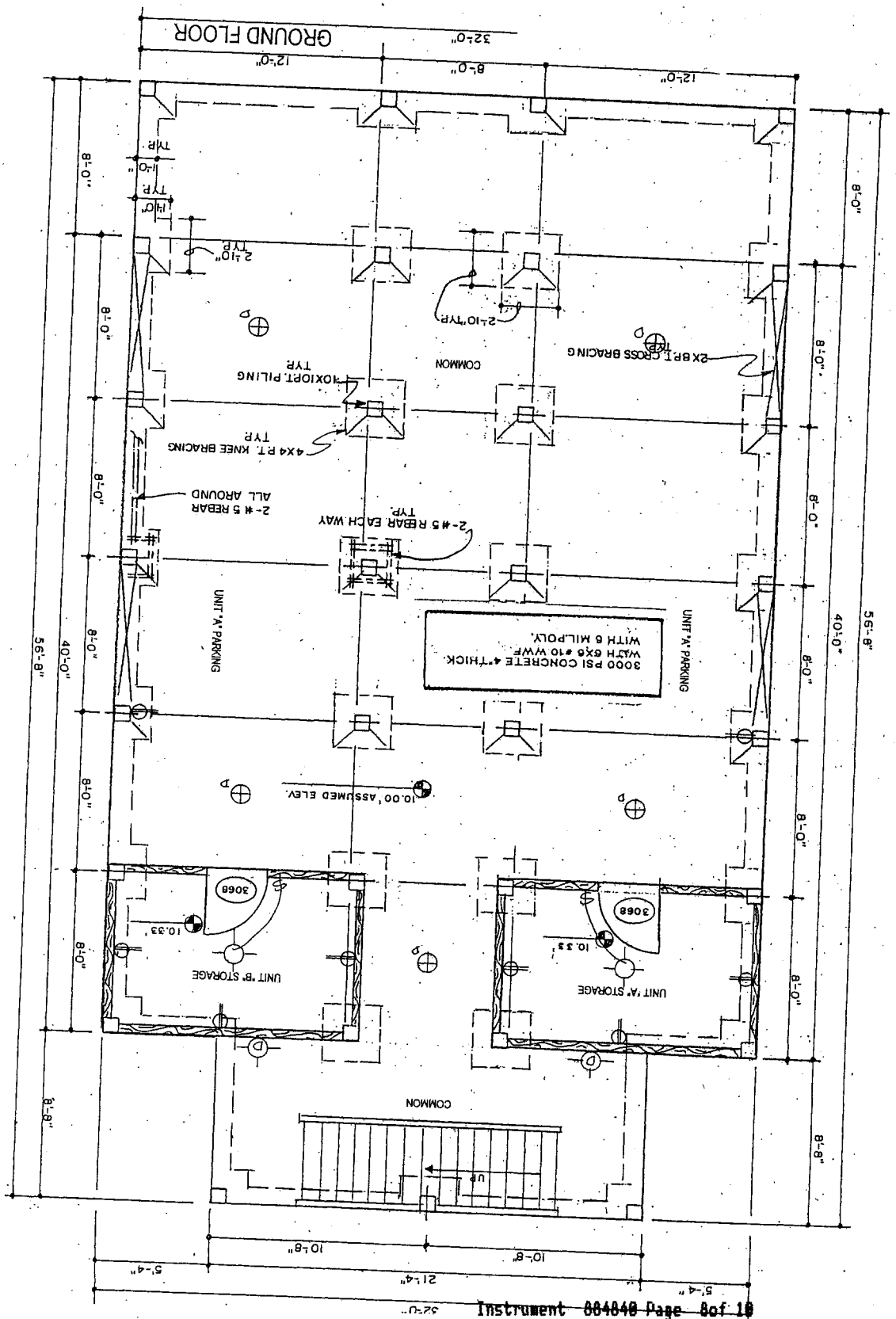
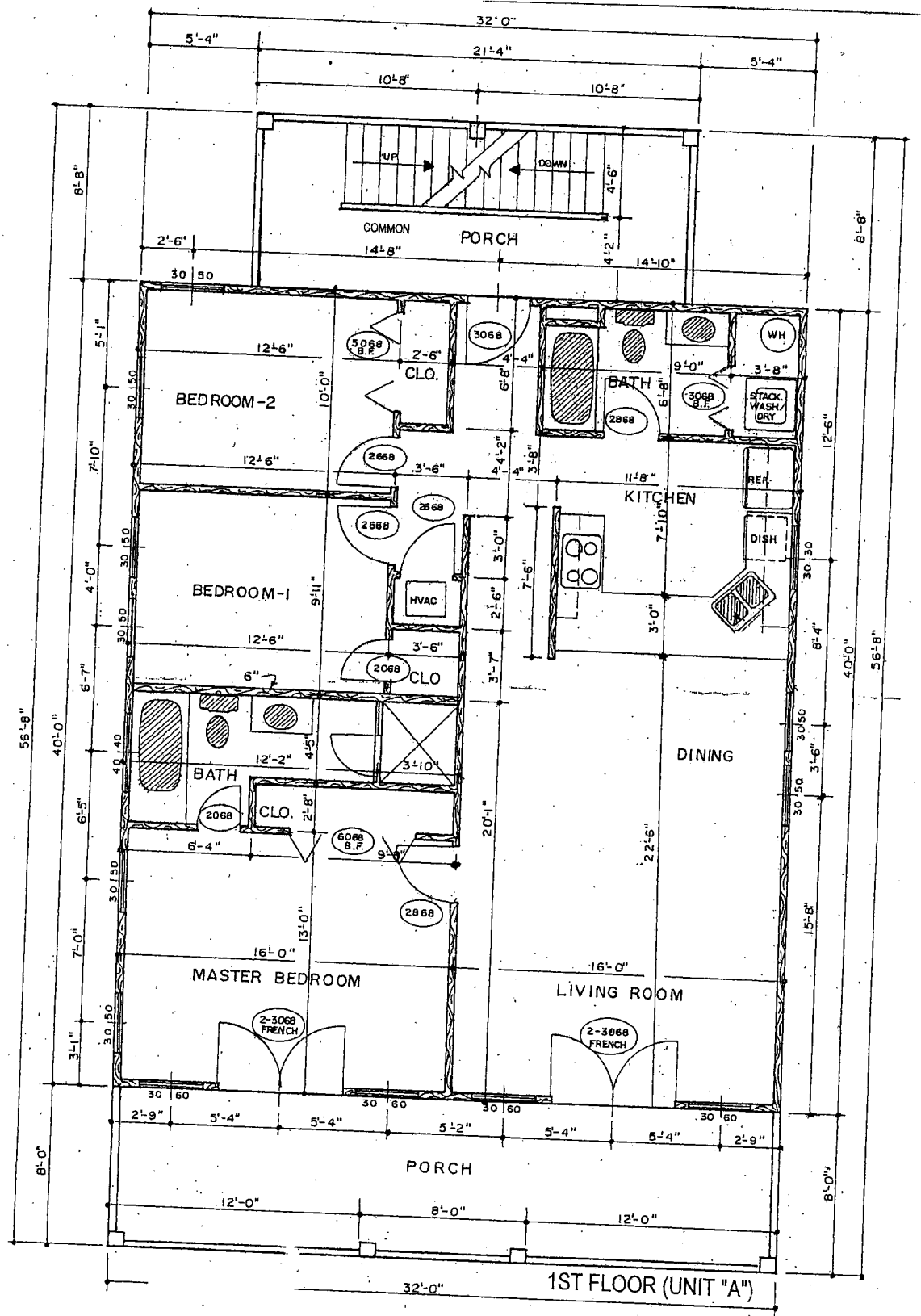


EXHIBIT "B" SPINNAKER POINTE
 PHASE 1 (UNITS 1 AND 2)
 PAGE 4 OF 5



This is a detailed architectural floor plan for the 2nd floor of Unit 'B'. The plan shows a rectangular layout with various rooms and common areas. Key features include:

- Rooms and Dimensions:**
 - Master Bedroom:** 16'-0" x 13'-0", featuring a 2-3068 French door and a closet (CLO.).
 - Bedroom - 1:** 12'-6" x 9'-11", with a closet (CLO.).
 - Bedroom - 2:** 12'-6" x 10'-0", with a closet (CLO.).
 - Living Room:** 16'-0" x 22'-6", featuring a 2-3068 French door.
 - Dining:** 15'-8" x 8'-4", with a table and chairs.
 - Kitchen:** 11'-8" x 7'-10", equipped with a stove, sink, refrigerator (REF), and dishwasher (DISH).
 - Bath:** 6'-4" x 4'-6", with a bathtub and toilet.
 - Common Porch:** 14'-8" x 4'-2", with a staircase labeled "DOWN".
 - Front Porch:** 12'-0" x 8'-0", with a central 8'-0" section.
- Fixtures and Equipment:**
 - Whirlpool (WH):** Located in the kitchen area.
 - Stack Wash/Dry:** A laundry area with a door labeled "3'-8\"".
 - HVAC:** Heating and Air Conditioning unit located in the hallway.
 - Refrigerator (REF):** Located in the kitchen.
 - Dishwasher (DISH):** Located in the kitchen.
 - Stove:** Located in the kitchen.
 - Sink:** Located in the kitchen.
 - Tub:** Located in the bathroom.
 - Toilet:** Located in the bathroom.
- Dimensions and Measurements:**
 - Overall Dimensions:** 32'-0" wide by 56'-8" deep.
 - Room Dimensions:** Various measurements are provided for each room, such as 12'-6" x 10'-0" for Bedroom - 2 and 16'-0" x 13'-0" for the Master Bedroom.
 - Door and Window Sizes:** Specific measurements for doors and windows are noted, such as 2'-6" for a door and 6'-4" x 4'-6" for a window.
- Other Labels:**
 - 3068 B.F.:** Likely refers to a specific type of door or window.
 - 2068:** A label for a door or window.
 - 2-3068 FRENCH:** A label for a French door.

The plan is oriented with the front porch at the bottom and the common porch at the top. The layout is symmetrical along a central vertical axis.