

STATE OF ALABAMA)

COUNTY OF BALDWIN)

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
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AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
ORANGE BEACH VILLAS

WHEREAS, Orange Beach Villas, was created by that certain Declaration of Covenants, Conditions and Restrictions for Orange Beach Villas, (hereinafter referred to as "Declaration"), as recorded on April 7, 2014, as Instrument Number 1450238 in the records in the Office of the Judge of Probate of Baldwin County, Alabama, as amended; and,

WHEREAS, the Members of Orange Beach Villas Property Owners Association, Inc., do desire to further amend and revise said Declaration, according to Article XIII, Amendment, of said Declaration; and,

WHEREAS, notice of the subject matter of this proposed revision was included in the Notice of Meeting of the Members held on the 14th day of August, 2021; and,

WHEREAS, said proposed revision was adopted by a majority of the Directors and by, at least, sixty seven (67%) percent of the allocated votes in the Association.

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions of Orange Beach Villas, shall be amended as follows:

* * * * *

Article VII, Subparagraph 7.2, is hereby amended to read as follows:

7.2 Responsibility of Association for Upkeep and Maintenance of Lots and Exterior of Units. The Association shall be responsible for the maintenance of all Lots and shall maintain the exterior of the Unit, except for windows, located on each Lot, including, but not limited to, paint, repair, and care of the exterior building surfaces due to normal wear and tear and age not due to casualty events including, but not limited to, fire, wind, hail, hurricane, etc. The Association is responsible for the repayment of the Roof Loan established to replace all roofs with metal roofs and collected through the quarterly association dues. Each owner(s) of a unit hereby grants the Association an easement and all

rights and privileges necessary to perform these functions. Notwithstanding the above, the Association shall not be responsible for costs thereof, which shall be the responsibility of the Lot Owner(s) and the Lot Owner(s) shall be responsible for maintaining sufficient Property and Casualty Coverage on each Unit for casualty events, naming the Association as additional insured. The Association shall purchase and maintain insurance on the Common Area(s).

Article XII, Subparagraph 12.1, First Paragraph, is hereby amended to read as follows:

12.1 The Association. The Association shall purchase and maintain insurance on the Common Area.

THE UNDERSIGNED, hereby certifies that she is the duly elected and qualified Secretary and the custodian of the books and records and seal of Orange Beach Villas Property Owners Association, Inc., an Alabama Nonprofit Corporation, duly formed pursuant to the Laws of the State of Alabama and that the foregoing is a true record of an Amendment duly adopted by a majority of the votes of the Board of Directors at a Meeting of the Directors and by, at least, sixty-seven percent (67%) of the allocated votes in the Association at a Meeting of the Members and that said Meeting was held in accordance with state law and the Declaration and Bylaws of the above named Corporation and that said Amendment is now in full force and effect without modification or rescission. In all other respects, the said Bylaws, as previously supplemented and amended, shall remain in full force and effect and otherwise unmodified.

IN WITNESS WHEREOF, the undersigned certifies that she executed this Amendment to the Declaration of Covenants, Conditions and Restrictions for Orange Beach Villas, this is 30 day of August, 2022

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ORANGE BEACH VILLAS PROPERTY
OWNERS ASSOCIATION, INC.

Anna Jones
BY: Anna Jones, Its Secretary

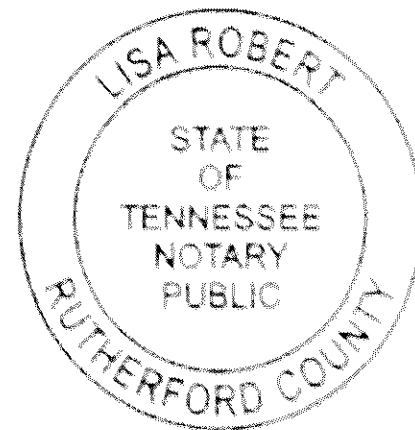
STATE OF Tennessee)
COUNTY OF Rutherford)

I, a Notary Public, in and for said County in said State, hereby certify that Anna Jones, whose name as Secretary of Orange Beach Villas Property Owners Association, Inc., 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 said instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said non-profit corporation on the day the same bears date.

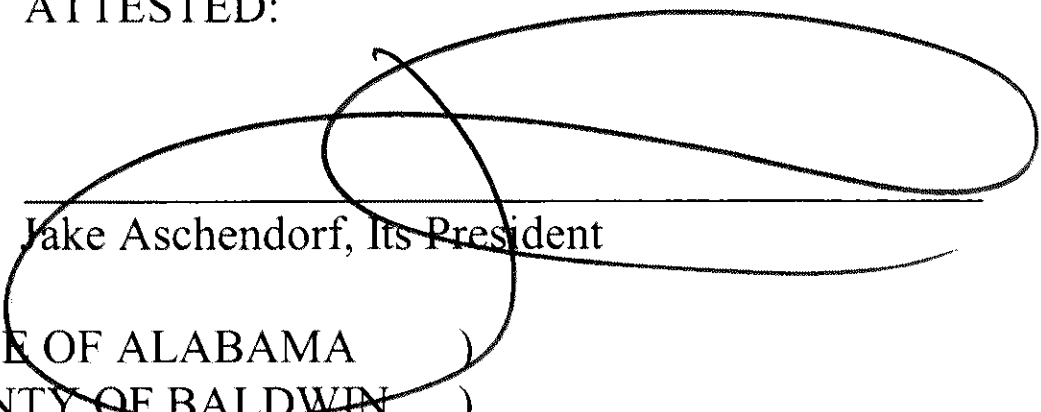
Given under my hand and seal on this the 30 day of August, 2022.

Lisa Robert
Notary Public

My Commission Expires: June 15, 2024



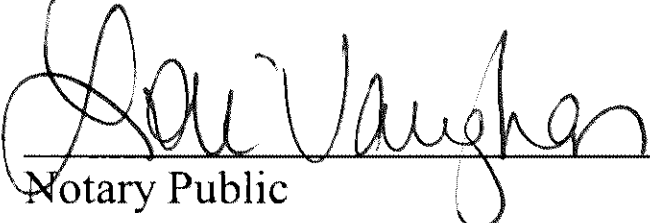
ATTESTED:

BY:  Jake Aschendorf, Its President

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, a Notary Public, in and for said County in said State, hereby certify that Jake Aschendorf, whose name as President of Orange Beach Villas Property Owners Association, Inc., 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said non-profit corporation on the day the same bears date.

Given under my hand and seal on this the 29th day of December, 2021.



Notary Public

My Commission Expires: 10/15/2025

This Instrument Prepared By:
Daniel H. Craven, Esq.
Craven & Perry, PLLC
Attorneys at Law
P.O. Box 4489
Gulf Shores, AL 36547
Voice: 251-968-8170
Fax: 251-968-4837
daniel@cravenperry.com

