

STATE OF ALABAMA
COUNTY OF BALDWIN

State of Alabama, Baldwin County
certify this instrument was filed
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2006 March - 8 3:24PM

Instrument Number 960417 Pages 2
Recording 6.00 Mortgage
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Index Dp 5.00
Archive 5.00 Other 1.00
Adrian T. Johns, Judge of Probate

RE-DECLARATION OF COVENANTS AND RESTRICTIONS
BEAR POINT ESTATES

This Re-Declaration of Covenants and Restrictions is made this 6th day of March, 2006 by the Bear Point Civic Association, Incorporated, whose purposes include ownership and management of real property, the betterment of the community and recreational facilities, and promoting civic and social advancements of owners of real property of the subdivision known as "Bear Point Estates", Orange Beach, Baldwin County, Alabama.

BEAR POINT ESTATES, a subdivision, according to Map Book 4, page 100, of the records in the office of the Judge of Probate of Baldwin County, Alabama was conveyed subject to the following restrictions:

1. The premises are conveyed and shall be used exclusively for residential purposes, except as to those lots designated as business or commercial areas on the map or maps of Bear Point Estates, and no more than one single family dwelling house may be erected on each residential lot, nor more than one other building for garage or storage purposes in connection therewith.
2. Buildings shall be neat in appearance, and no building or structure shall be moved, constructed or erected on the premises that may be considered detrimental to the development. Wood exteriors shall be stained or painted with two coats of paint or stain.
3. No outside toilets shall be allowed.
4. No waste shall be permitted to enter the Bay, and sanitary arrangements must comply with local and State health laws and regulations.
5. No residence of less than 400 square feet, including porch area, shall be erected or constructed on such residential lot.
6. There shall be no building, porch or projection extending nearer than twenty (20) feet from the front line of any lot, or within eight (8) feet from the property line of any abutting property owner.
7. Subject to the right to install and service electric lines, telephone lines, gas and water mains, over and upon any and all lots, streets, rights of way, beaches or recreation areas or the right license or permit the same to be done.
8. Subject to the right to locate and install drains where necessary, and to cause or permit drainage of surface waters over, and/or through any of the aforesaid lots.
9. No animal or fowl shall be kept or maintained on said property, but nothing herein shall be construed to prevent or prohibit the owner from keeping as a domestic pet, cats, dogs or birds.

960417

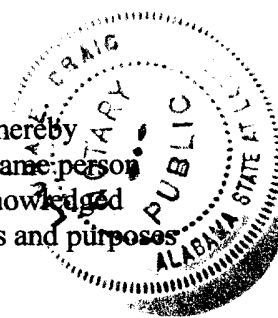
10. These covenants shall run with the land, and subject to the condition that same shall not be altered, changed, amended or revoked before January 1, 1960, same may be thereafter, and from time to time, changed, altered, amended or revoked, in whole or in part, whenever the owners of at least Sixty (60%) per centum of the residential lots so agree in writing.

IN WITNESS WHEREOF, the Declarant, William Ralph Moore, Jr, as President of the BEAR POINT CIVIC ASSOCIATION, INC. has hereunto signed this instrument on the day and date first above written.

William Ralph Moore Jr.
William Ralph Moore, Jr., President (2006)
Bear Point Civic Association, Inc.

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public for said County, in said State, hereby certify that WILLIAM RALPH MOORE, JR. personally known to me to be the same person whose name is subscribed above, appeared before me this day in person and acknowledged that he signed the foregoing amendment as his free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal this, the 7 day of March, 2006.

THIS INSTRUMENT
PREPARED BY

Judith E. Moore
5703 Armadillo Ave
Orange Beach, AL 36561

Laura E. Craig
Notary Public, Baldwin County, Alabama
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: April 15, 2006