

STATE OF ALABAMA
COUNTY OF BALDWIN

BLUE LAGOON, A PLANNED UNIT DEVELOPMENT
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
CHANGES/UPDATED TO ORIGINAL DOCUMENTS
RECORDED ON DECEMBER 2, 1994

2152635

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 10/18/2024 11:57 AM
TOTAL \$28.00 6 Pages



4. Residential Building Design Criteria:

(ii) Driveways to be gravel or pervious materials or *concrete*.

(viii) Exterior condensing units (heating and cooling) shall be placed *outside* or inside the buildable area of the Lot. *Stand for unit to be painted white with the exception of the floor of the stand which the unit rest on which may remain unpainted.* The placement shall be at the sole discretion of the Architectural Review Committee.

(x) Exterior finishes: Exterior colors will be in pastel or *harmonious* tones which will be compatible and will aesthetically blend with other colors used throughout the property. Neutral colors are recommended on all siding. All corners, window casing handrails, facias, eaves, and exposed rafters, lattice, louvers and screening material must be painted white. No unstained or unpainted siding or trim will be permitted. *Must have approval of the Architectural Review Committee.*

(xv) Fencing: Rear yard fencing must be approved in writing by the Architectural Review Committee. Maximum fence height is 60" from the ground. *Fencing below 60" does not require a city building permit. All fencing must be white aluminum. Fence design is to be vertical thin slats. Slats to be spaced so that fence is predominantly open view, not solid, with top rail. Gates are allowed but are required to be a continuing design of the fence. Rear yard is defined as perpendicular from the rear piling of the home at ground level to continue to the side property line. Each lot is different in Blue Lagoon. You must have approval from the Architectural Review Committee on the exact positioning of the fence.* No chain link fencing will be permitted. Front and side yard fencing is not permitted.

(xviii) No above ground facilities, including poles or wires for the transmission of electricity, television or telephone shall be placed or maintained on any lot. *External or outside antennas, including satellite dishes are permitted. Satellites and antennas to be mounted on the home and every effort made to keep from the view of Blue Lagoon Drive. You must have approval from the Architectural Review Committee.*

(xxii) Garbage and refuse: No lumber, metals, or bulk materials shall be kept, stored or allowed to accumulate on any lot within the property except building materials during the course of construction. No refuse or trash shall be kept, stored or allowed to accumulate except between scheduled pick-ups. Containers must be stored under dwelling except on pick-up days. *Trash and Recycle containers to be removed from street side and returned to dwelling within 24 hours of scheduled pickup.*

7. Miscellaneous:

(g) No dwelling structure or other portion of the lot shall be used for or subject to any type of vacation time-sharing plan, as defined by Title 35-27-50, et seq., Code of Alabama (1975), as amended, or any similar "plan". No dwelling structure or any part thereof shall be leased by an owner for a lease term of *less than 4 days within a seven day period.*

10. Creation of Property Owners Association.

(c) Membership and Voting Rights.

(ii) The Association shall have *one* class of voting membership.

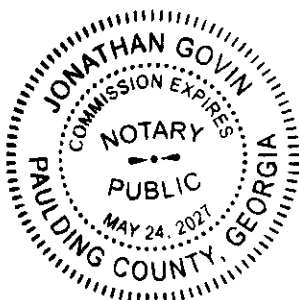
10/7/2024
Dated

Wayne Morris
President of Blue Lagoon POA

STATE OF ALABAMA
COUNTY OF BALDWIN

I, a Notary Public, in and for said County and State, do hereby certify that the President of Blue Lagoon POA 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 such instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said association.

Given under my hand and official seal on this the 7 day of October, 2024



[Signature]
NOTARY PUBLIC
My Commission Expires: 5/24/2027

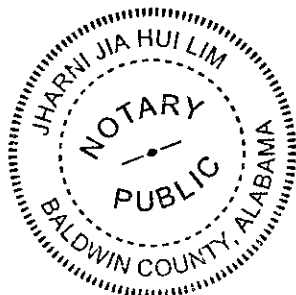
10/16/2024
Dated

Ron Wallace
Secretary of Blue Lagoon POA

STATE OF ALABAMA
COUNTY OF BALDWIN

I, a Notary Public, in and for said County and State, do hereby certify that the Secretary of Blue Lagoon POA 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 such instrument, he/she as such officer and will full authority, executed the same voluntarily for and as the act of said association.

Given under my hand and official seal on this the 16 day of October, 2024



Jhami Jia Hui Lim
NOTARY PUBLIC
My Commission Expires: 11/29/2026

Jhami Jia Hui Lim
Notary Public, Alabama State At Large
My Commission Expires November 29th, 2026

STATE OF ALABAMA
COUNTY OF BALDWIN

BYLAWS OF
BLUE LAGOON PROPERTY OWNERS ASSOCIATION, INC.
CHANGES/UPDATED TO ORIGINAL DOCUMENTS
RECORDED ON DECEMBER 2, 1994

ARTICLE I
NAME AND LOCATION

1.01 The name of the corporation is BLUE LAGOON PROPERTY OWNERS ASSOCIATION, INC, hereinafter referred to as the "Association". The principal office of the corporation shall be located at *143 Blue Lagoon Drive, Gulf Shores, Alabama*, or as may be designated by the Board of Directors.

ARTICLE III
MEMBERSHIP: MEETING OF MEMBERS: VOTING

3.01. MEMBERSHIP: The Association shall have *one* class of membership, Homeowners.

3.02. ANNUAL MEETINGS: Annual meetings shall be held on Blue Lagoon property, private or common ground the Saturday before Labor Day at 9:00 AM.

3.04. NOTICE OF MEETINGS: Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by *emailing* a copy of such notice at least thirty (30) days and not more than sixty (60) days before such meeting to each Member entitled to vote thereat, addressed to the Member's *email* address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day, and the hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. Notice of any meeting may be waived in writing prior to or after any such meeting. Further, attendance at any such meeting constitutes a waiver of notice thereof, unless such attendance is for the purpose of objecting to having the meeting.

ARTICLE VII
POWERS AND DUTIES OF BOARD OF DIRECTORS

7.01. POWER: The Board of Directors shall have power to:

(d) Employ an independent contractor or such other employees for a limited and specific purpose. Any contract entered into with an independent contractor shall be limited to a maximum of one year, except with the approval of majority of membership. Employment of a

manager shall require a seventy-five (75%) written approval from the members of the Association.

7.02. DUTIES: It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or any special meeting when such statement is requested in writing by one fourth (1/4) of the *members* who are entitled to vote;

8.08. DUTIES: The duties of the officers are as follows:

(d) TREASURER: The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper book of account; cause, *if approved by the Board of Directors, an annual audit of the Association books by a public accountant at the completion of each fiscal year.* Shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE X BOOKS AND RECORDS

10.01. The books, records and papers of the Association *shall be subject to inspection* by any Member. The Declaration, the Articles of Incorporation, and the Bylaws of the Association shall be available for inspection by any Member. *Documents may be requested in writing by email or US mail and provided in the same manner.*

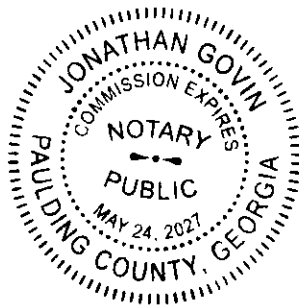
10/7/2024
Dated

Wayne Morris
President of Blue Lagoon POA

STATE OF ALABAMA
COUNTY OF BALDWIN

I, a Notary Public, in and for said County and State, do hereby certify that the President of Blue Lagoon POA 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 such instrument, he/she as such officer and will full authority, executed the same voluntarily for and as the act of said association.

Given under my hand and official seal on this the 7 day of October, 2024



10/16/2024
Dated

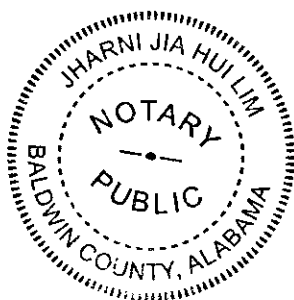
[Signature]
NOTARY PUBLIC
My Commission Expires: 5/24/2027

[Signature]
Secretary of Blue Lagoon POA

STATE OF ALABAMA
COUNTY OF BALDWIN

I, a Notary Public, in and for said County and State, do hereby certify that the Secretary of Blue Lagoon POA 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 such instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said association.

Given under my hand and official seal on this the 16 day of October, 2024



[Signature]
NOTARY PUBLIC
My Commission Expires: 11/29/2026

Jhami Jia Hui Lim
Notary Public, Alabama State At Large
My Commission Expires November 29th, 2026

THIS INSTRUMENT
PREPARED BY

RON WALLACE
PO BOX 2464
DAPHNE, AL 36526