2249146
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 04/24/2026 09:47 AM
TOTAL $16.00 2 Pages

The Commons
Addendum to the Rules and Regulations
Fees and Fine Schedule

1. Transfer Fee. Each time a unit's ownership changes, a **nonrefundable fee** of $500 will be paid to the Association. This fee is to be used at the discretion of the Board. This fee is due in conjunction with the transaction being completed.
2. Capital Improvement Fee. For new construction, each owner shall pay a **nonrefundable fee** of $1,200 per house built, to the Association. This fee will go into the Reserve Fund to be used for capital improvements and repairs.
3. Architectural Review Board Fee. For new construction, each owner shall pay a **nonrefundable fee** of $1,200 per house built, to the Association. This fee is due prior to final ARC approval for construction.
4. Builder's Fee. For new construction, each builder shall also pay a **refundable fee** of $5,000 per house built. This fee is due prior to final ARC approval. The deposited funds will be used to draw against for enforcement fines and damage to the property of the Commons. If no fines or damages are assessed, a full refund will be provided when construction is completed. If fines or damages are assessed, the balance will be refunded upon completion of construction. If a builder's fines exceed the $5,000 paid, construction will halt until another **refundable fee** of $5,000 is paid.
    a. If an owner acts as his own builder, he shall pay both the fee of the Owner and the fee of the Builder.
    b. The Builder's Fees will be used to ensure that the builder and all subcontractors abide by the Bylaws of the Commons, Rules and Regulations of the Association, the Architectural Guidelines, and all amendments. Violations by subcontractors will be assessed against the Builder's Fee.
5. Fees and Fines.
    a. Violations of Bylaws of The Commons, Rules and Regulations of the Association, the Architectural Guidelines, and all amendments can be assessed against Owners and Builders.
    b. In addition to violations of the Bylaws of the Commons, Rules and Regulations of the Association, the Architectural Guidelines, and all amendments, Builders and Owners will also incur fees for disregarding the decisions of the Architectural Review Board.
    c. A Fine Schedule is established as follows:
        i. A first violation shall result in a warning, delivered by e-mail, text, or writing. The Builder and/ or Owner will have two business days to correct the problem.

ii. If the violation is not corrected within this period, fines will be imposed each day thereafter.
iii. Fines will range from $25 to $100 per day, or per incident, at the discretion of the Board. Minor offenses will have lesser fines, while more serious offenses will result in larger fines. The overall impact of the offense to the neighborhood's well-being will be considered. Fines will accrue indefinitely until the violation is corrected. There is no maximum fine.
iv. Repeat offenses may not be given a period to correct, and will begin incurring daily fees immediately according to the above schedule.
v. All protests or disputes regarding fines and violations may be brought before the board for resolution.
vi. All decisions regarding fines and violations will be decided by the Board.

This instrument prepared by:

Michael Brown
P.O.Box 594
Magnolia Springs, AL 36555

Michael B
Michael Brown, Secretary
The Commons Owners Association Inc.

4/24/26
Date

STATE OF Alabama
COUNTY OF Baldwin

Sworn to (or affirmed) and subscribed before me
this 24 day of April, 2026, by Michael Brown

Notary Public's Signature
Cassie M. Bryant
Notary Name
My Commission Expires on 11/23/2026

STATE OF ALABAMA NOTARY PUBLIC
CASSIE M. BRYANT
My Commission Expires
November 23, 2026

2249147
BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 04/24/2026 09:47 AM
TOTAL $13.00 1 Pages

The Commons
Addendum to the Architectural Guidelines
Additional Construction Rules

The following are additional rules to be considered during the build package approval process and during construction:

1. As part of the build plan, the contractor is required to provide a site plan that depicts the staging location for building materials, the dumpster, the porta potty, and the parking for all workers.
2. All material must be delivered within the construction period allowed by the Architectural Guidelines.
3. Construction dumpsters will be emptied prior to reaching 1 foot above the capacity height and will be emptied or covered prior to any significant weather event. The contractor will be responsible for damages caused by debris from the worksite.
4. All builders and sub-contractors are required to abide by the rules of The Commons. Fines will be assessed against the Builder's Fee (see the "Addendum to the Rules and Regulations: Fees and Fine Schedule for The Commons").

This instrument prepared by:

Michael Brown
P.O.Box 594
Magnolia Springs, AL 36555

Michael Brown

Michael Brown, Secretary
The Commons Owners Association Inc.

4/24/26
Date

STATE OF Alabama
COUNTY OF Baldwin

Sworn to (or affirmed) and subscribed before me this 24 day of April, 2026, by Michael Brown

Notary Public's Signature

Cassie M. Bryant
Notary Name

My Commission Expires on 11/23/2026

STATE OF ALABAMA NOTARY PUBLIC
CASSIE M. BRYANT
My Commission Expires
November 23, 2026