

STATE OF ALABAMA)
COUNTY OF BALDWIN)

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed/cert. 2/28/2011 2:51 PM
TOTAL \$ 18.00
4 Pages

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AMENDMENT TO THE AMENDED DECLARATION OF CONDOMINIUM
OF
GULF SHORES SURF & RACQUET CLUB, A CONDOMINIUM

WHEREAS, the Declaration of Condominium of Gulf Shores Surf & Racquet Club, a Condominium, was originally filed on June 3, 1986 and recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Miscellaneous Book 57, Pages 1114, et seq. and was subsequently amended in its entirety and filed of record on November 18, 2009 in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 1208125; and

WHEREAS, the owners of units at Gulf Shores Surf & Racquet Club, a Condominium, wish to amend and revise the Amended Declaration of Condominium to create a minimum rental period of no less than three (3) days; and

WHEREAS, the owners of units at Gulf Shores Surf & Racquet Club, a Condominium, desire to create such an amendment pursuant to Article XVIII of the Amended Declaration of Condominium of Gulf Shores Surf & Racquet Club, a Condominium, and pursuant to Article V, Subparagraph 5.07 of the Amended By-Laws of Gulf Shores Surf & Racquet Club Condominium Association, Inc., which is recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 1208126; and

WHEREAS, pursuant to said Article V, Subparagraph 5.07 of the By-Laws, a sufficient number of members have consented in writing to this Amendment, without a meeting of the members; and

WHEREAS, said proposed revision and amendment was approved by a vote of more than sixty-seven percent (67%) of the unit owners according to their proportional ownership; and

WHEREAS, a resolution was adopted and approved by a majority of the Board of Directors agreeing with said proposed revision and amendments.

NOW, THEREFORE, Article VII, Subparagraph 7.05, Leases, of the Amended Declaration of Condominium of Gulf Shores Surf & Racquet Club, a Condominium, is hereby amended to read as follows:

7.05 Leases. Units, including storage rooms, may be leased only by Unit Owners, provided, however; (1) that such lease and the rights of any tenant thereunder is hereby made expressly subject to the power of the Association to prescribe reasonable Rules and Regulations relating to the lease and rental of Units and to enforce the same directly against such tenant or other occupant by the exercise of such remedies as the Board deems appropriate, including eviction; and (2) only entire units may be rented and occupied only by the proposed tenants consisting of not more than two (2) persons per bedroom and two (2) persons per convertible sofa bed. The Unit Owner shall furnish to the leasing or renting party copies of the Rules and Regulations of the Association. It is expressly understood that the Owner or Owners shall at all times remain primarily liable to the Association for all common expenses and all assessments or other charges made against the leased or rented unit and the liability of the Unit Owner under this Declaration shall continue.

Each Unit Owner who has or who shall hereafter lease his unit hereby irrevocably empowers and authorizes the Association and/or its managing agent to enforce the Rules and Regulations of the Condominium Association, and to terminate the lease of and evict any tenant who fails to comply with said rules or who provides other sufficient cause for termination of the lease and eviction in accordance with the laws of the State of Alabama, this Declaration, the By-Laws, Rules and Regulations of the Association, or any contract for lease. The Association, the Board of Directors or its managing agent shall not become liable to any unit owner, sub-lessor or other party for any loss of rents or other damages resulting from the reasonable exercise of the provisions of this Article.


The minimum lease, or rental, period at Gulf Shores Surf & Racquet Club, a Condominium, shall be three (3) days.

THE UNDERSIGNED, hereby certifies that he is the duly elected and qualified Secretary and the custodian of the books and records and seal of Gulf Shores Surf & Racquet Club Condominium 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 at least sixty-seven percent (67%) of the votes of the Association in accordance with state law and the Amended Declaration and Amended By-Laws of the above named Corporation and that said Amendment is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, I have executed my name as Secretary of Gulf Shores Surf & Racquet Club Condominium Association, Inc. on this the 26TH day of FEBRUARY, 2011.

A True Record.

GULF SHORES SURF & RACQUET CLUB
CONDOMINIUM ASSOCIATION, INC.
An Alabama Nonprofit Corporation


MICHAEL SELF, SECRETARY

Attest:

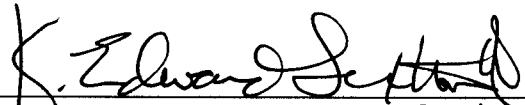

FRANCINE JANES, PRESIDENT

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, a Notary Public, in and for said County in said State, hereby certify that Michael Self, whose name as Secretary of Gulf Shores Surf & Racquet Club Condominium Association, Inc., an Alabama Nonprofit Corporation, 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 document, he, as such officer and with full authority, has executed the same voluntarily for and as the act of the Corporation on the day the same bears date.

Sworn to and subscribed to before me on the 26TH day of FEBRUARY, 2011.

My Commission Expires: 8/11/14

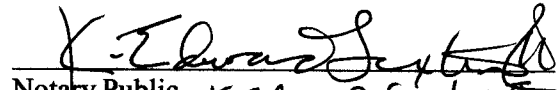

Notary Public K. Edward Sexton

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, a Notary Public, in and for said County in said State, hereby certify that Francine Janes, whose name as President of Gulf Shores Surf & Racquet Club Condominium Association, Inc., an Alabama Nonprofit Corporation, 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 document, he, as such officer and with full authority, has executed the same voluntarily for and as the act of the Corporation on the day the same bears date.

Sworn to and subscribed to before me on the 26TH day of FEBRUARY, 2011.

My Commission Expires: 8/11/14


Notary Public K. Edward Sexton

This Instrument Prepared By:
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