

**OFFERING STATEMENT**  
**FOR**  
**PARADISE FOUND RV RESORT CONDOMINIUM**  
**A LAND CONDOMINIUM**

**11551 DAUPHIN ISLAND PARKWAY,**  
**THEODORE, AL 36582**

**MARCH 2023**

## EXHIBITS TO OFFERING STATEMENT

- Exhibit 1 Declaration of Condominium dated February 7, 2023, recorded February 8, 2023, as Instrument Number 2023006106 in the Office of the Judge of Probate of Mobile County, Alabama
- Exhibit A Real Property Legal Description Master Plan  
Exhibit B Certificate of Formation of the Association  
Exhibit C Bylaws of the Association  
Exhibit D Schedule Setting Forth the Percentage of Undivided Interest of Each Unit in the Common Elements  
Exhibit E Rules and Regulations  
Exhibit F Shares Facilities Easement
- Exhibit 2 Certificate of Formation for Paradise Found RV Resort Condominium Association dated December 13, 2022, recorded February 8, 2023, as Instrument Number 2023006106 in the Office of the Judge of Probate of Mobile County, Alabama.
- Exhibit 3 Bylaws of the Association
- Exhibit 4 Form of Pre-Construction Unit Purchase Contract
- Exhibit 5 Contracts Regarding Condominium Development Subject to Cancellation by the Association
- Exhibit 6 Covenants, Conditions, Restrictions and Reservations Affecting by Condominium Property
- Document #1 – Shared Facilities Easement dated December 13, 2022 recorded February 8, 2023 as Instrument Number 2023006106 in the Office of the Judge of Probate of Mobile County, Alabama.  
Exhibit A – Real Property Legal Description
- Exhibit 7 2023 Projected Budget
- Exhibit 8 Schedule Setting Forth the Percentage of Undivided Interest of Each Unit in the Common Elements
- Exhibit 9 Master Plan
- Exhibit 10 Acknowledgement Sheet

Exhibit 11

Plans for the Paradise Found RV Resort Condominium Development

## **SUMMARY OF REQUIRED DISCLOSURES**

**WITHIN SEVEN (7) DAYS AFTER RECEIPT OF AN OFFERING STATEMENT A PURCHASER, BEFORE CONVEYANCE, MAY CANCEL ANY CONTRACT FOR PURCHASE OF A UNIT FROM DEVELOPER.**

**IF A DEVELOPER FAILS TO PROVIDE AN OFFERING STATEMENT TO A PURCHASER BEFORE CONVEYING A UNIT, THAT PURCHASE MAY RESCIND THE CONVEYANCE WITHIN SEVEN (7) DAYS AFTER FIRST RECEIVING THE OFFERING STATEMENT.**

**IF A PURCHASER RECEIVES THE OFFERING STATEMENT MORE THAN SEVEN (7) DAYS BEFORE SIGNING A CONTRACT, PURCHASER CANNOT CANCEL THE CONTRACT.**



## DEVELOPER DISCLOSURES

**DEVELOPER MAKES THE SOLE WARRANTIES EXPRESSLY IN LIEU OF ALL OTHER EXPRESSED OR IMPLIED WARRANTIES CONCERNING THE UNIT SOLD OR PREVIOUSLY PURCHASED FROM DEVELOPER, AND ANY OTHER REPRESENTATIONS, STATEMENTS OR PROMISES MADE BY ANY PERSON ARE UNAUTHORIZED AND ARE NOT BINDING UPON DEVELOPER. ALL OTHER WARRANTIES WITH RESPECT TO THE UNIT ARE HEREBY DISCLAIMED TO THE EXTENT PERMITTED BY LAW, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OF DEALING, CUSTOMER AND PRACTICE, OR OTHERWISE, INCLUDING ANY WARRANTIES OF HABITABILITY, MERCHANTABILITY, AND FITNESS FOR PARTICULAR PURCHASE.**

The rental of Units is permitted under the Declaration of Condominium of Paradise Found Resort Condominium. Do not buy a Unit in this RV Resort without an expectation of transient occupancy that may include nightly rentals.

Developer makes no representations whatsoever regarding short-term rentals, rental rates, or the ability to rent the Unit. The purchaser of a Unit should be based on its value to the purchaser and not considered for purposes of acquiring an appreciating or income-producing investment or with an expectation that the Unit may be rented or resold through the efforts of the Developer.

The RV Resort has been established in such a manner as to minimize the Common Elements. Most components that are typically Common Elements of a condominium have instead been designed as part of the Shared Facilities of Resort Operation Unit(s).

Resort Unit Owners do not exercise control over the operation of the RV Resort through the Association as is normally found in residential condominiums.

**ALL RECREATION FACILITIES OF THE RV RESORT ARE AND SHALL BE PART OF THE SHARED FACILITIES OF RESORT OPERATION UNIT(S) AND ARE NOT COMMON ELEMENTS OF THE CONDOMINIUM.**

**UNDER NO CIRCUMSTANCES MAY THIS OFFERING STATEMENT OR ANY OF THE RV RESORT DOCUMENTS BE AMENDED IN A MANNER THAT NEGATIVELY DISCRIMINATES AGAINST OR NEGATIVELY IMPACTS ANY COMMERCIAL OPERATIONS CONDUCTED BY ANY RESORT OPERATING UNIT, INCLUDING ANY LIMITATION, RESTRAINT, RESTRICTION, OR CONSTRUCTION OR (I) ACCESS BY UNIT OWNERS OR THEIR GUESTS, INVITEES, OR LESSEES TO COMMON ELEMENTS, LIMITED COMMON ELEMENTS, SHARED FACILITIES OR UNITS; (II) THE SCOPE OF ACTIVITIES FOR USES THAT CAN BE CONDUCTED IN RESORT OPERATION UNITS, OR (III) THE RIGHT OF RESORT OPERATION UNIT OWNERS OR THEIR GUESTS, INVITEES OR LESSEES. FURTHERMORE, THE PROVISIONS OF SECTION 20 OF THE DECLARATION OF CONDOMINIUM**

**SHALL NOT BE AMENDED IN ANY MANNER AND NO NEW PROVISIONS MAY BE ADOPTED IMPACTING THE ITEMS CONTAINED IN THIS OFFERING STATEMENT.**

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1. Description of RV Resort Condominium.

a. Name and Location. The name of the RV Resort is Paradise Found RV Resort Condominium, A Land Condominium, (the “**RV Resort**”). The RV Resort is located in Mobile County, Alabama. at 11551 Dauphin Island Parkway, Theodore, AL 36582, near Fowl River, and is more specifically described in the legal description attached as **Exhibit “A”** to the Declaration of Condominium of Paradise Found RV Resort Condominium, A Land Condominium. As sometimes used in this Offering Statement, the term “**Declaration**” shall refer to the Declaration of Condominium of Paradise Found RV Resort Condominium, A Land Condominium attached to this Offering Statement as **Exhibit “1”**. All other terms used in this Offering Statement have the same meaning as the identical terms utilized in the Declaration unless otherwise defined herein.

b. Name of Declarant. The name of the Declarant is Engler R.E.I., LLC, whose address is 11551 Dauphin Island Parkway, Theodore, AL 36582. The terms “**Declarant**” and “**Developer**” are interchangeable.

c. Condominium “Need Not Be Built”. The condominium has not been built. **THE DEVELOPER RESERVES THE RIGHT AND OPTION IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM OF CONDOMINIUM, ANY AMENDMENTS THERETO AND THE PRE-CONSTRUCTION UNIT PURCHASE AGREEMENT, IN DEVELOPER’S SOLE DISCRETION, TO DEVELOP ONLY THE PART THEREOF WHICH THE MARKET OR OTHER RELEVANT CONDITIONS MAY DICTATE.**

**ALTHOUGH THE DEVELOPER PROPOSES TO DEVELOP THE CONDOMINIUM IN ONE PHASE, IN THE EVENT THE DEVELOPER TERMINATES THE PURCHASE AND ESCROW AGREEMENT AS PROVIDED FOR THEREIN, IMPROVEMENTS CONTEMPLATED BY THE DEVELOPER HEREIN AND SET FORTH IN THE DECLARATION OF CONDOMINIUM “NEED NOT BE BUILT”.**

d. Liens, Known Defects, or Encumbrances. The Condominium Real Property consists of Parcels A, B, C, D and One and is SUBJECT TO THE FOLLOWING:

1. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Any lien or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of parties in actual possession of all or any part of the premises.
5. Easements or claims of easements, not shown by the public records.

6. Ad Valorem Taxes for the year 2023, which said taxes are not due and payable until October 1, 2023.

The following apply to Parcels A, B, and C:

7. Any existing building setback line, drainage and utility line easements affecting the parcels.

8. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 254, page 48; Deed Book 291, page 243, and Deed Book 545, page 374.

9. Permanent and Temporary Easement granted to the Board of Water and Sewer Commissioners of the City of Mobile dated February 12, 2009, and recorded in Real Property Book 6513, page 1177.

The following apply to Parcel D:

10. Rights of the United States, State of Alabama, or other parties in and to the bed, shore and waters of Fowl River and/or any of the canals unaffected by fills, man-made jetties and bulkheads. The policy to be issued pursuant hereto will insure only such riparian and littoral rights as legally accrue by reason of ownership in fee simple of property adjoining.

11. Any portion of subject property which may be affected by accretion, reliction, erosion and avulsion.

12. Title to minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real Property Book 2100, page 505.

13. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 254, page 44 – 48; Deed Book 286, page 572; Deed Book 545, page 344; Deed Book 356, page 272; Deed Book 428, page 303; Real Property Book 3385, page 164 and Real Property Book 6855, page 237.

14. Agreement for underground residential distribution by Alabama Power Company, instrument(s) recorded in Real Property Book 3469, page 746.

15. Agreements and restrictions contained in Article III of boundary line agreement between William Bayley and Ethel P. Bayley, Thomas D. Walsh and Mary Kling Walsh dated December 20, 1975, and recorded in Real Property Book 1528, page 550.

16. Easement for right of way of a road 30 feet wide leading from Cedar Point Road and between Lot 1, Block "E" and Block "F" Bay View Subdivision, including an easement to Mazie M. Jones dated May 17, 1951, and recorded in Deed Book 530, page 74 and restated in deed to Harry T. Bates and Jessie T. Bates dated July 16, 1949, and recorded in Deed Book 483, page 314.

17. Permanent and Temporary Easements granted to the Board of Water and Sewer Commissioners of the City of Mobile by Fowl River, LLC, dated February 12, 2009, and recorded in Real Property Book 6513, page 1177.

Parcel One Exceptions

18. Taxes or special assessments which are not shown as existing liens by the public records.
19. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or Board of Equalization.
20. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. There may be leases, grants, exceptions or reservations of interest that are not listed.
21. Development Rights and Special Developer Rights granted Developer by the Condominium Documents and by the Alabama Uniform Condominium Act of 1991 (the "Act").
22. Subject to the Declaration of Condominium of Paradise Found RV Resort Condominium, a Land Condominium, and all exhibit thereto as recorded in the Office of Mobile County Judge of Probate and any and all subsequent amendments thereto
23. Subject to the Plans listed as an Exhibit to the Declaration of Condominium of Paradise Found RV Resort Condominium, a Land Condominium, as recorded in the Office of Mobile County Judge of Probate.
24. Subject to the Bylaws of Paradise Found RV Resort Condominium, a Land Condominium, as listed as **Exhibit "3"** to the Offering Statement and **Exhibit "C"** to the Declaration of Condominium.
25. Building setback lines, public parking areas, and drainage easements as described in the Declaration of Condominium which would be disclosed by an accurate survey and inspection to the Premises.
26. The portion of the Condominium Property which lies within the right of way of a public right of way.
27. Zoning, (if any), planning, subdivision regulations, ordinances, laws and other restrictions or regulations upon the use or division of the land comprising the Condominium Property as may be by the County of Mobile, Alabama, or any other governmental authorities having jurisdiction over the Property.
28. Restrictive Covenants.
29. Any matters affecting the Title to the Condominium Property that are not properly indexed in the probate records of the Office of Mobile County Judge of Probate.
30. RV Resort Rules and Regulations.

e. Description and Number of Units. The definition of a Unit is defined further in Section 2 subsection 2.32 of the Declaration of Condominium of Paradise Found RV Resort Condominium, A Land Condominium. The current plans for the RV Resort at final build-out include a total of two hundred forty-six (246) Resort Units.

There are two (2) types of Resort Units as depicted below:

<u>UNIT TYPE</u>	<u>SIZE</u>	<u>NUMBER</u>
Presidential	~3,375 square feet	65
Large	~3,000 square feet	181
TOTAL RESORT UNITS	N/A	246

***A copy of the Master Plan is attached to this Offering Statement as Exhibit "9".***

f. Shared Facilities. As used in this Offering Statement, the term "**Shared Facilities Easement**" is attached to this Offering Statement in Exhibit 6, Document #1. The RV Resort has been structured in such a manner as to minimize areas typically categorized as "**common elements**". Most components that are typically "**common elements**" of a condominium have instead been designed as part of the Shared Facilities. Shared Facilities include such areas as the Welcome Center, Recreation Center, Arcade Building, Marina (**NEED NOT BE BUILT**), pools and pool deck, all parking, all utility systems and other areas as further described in Section 2 of the Shared Facilities Easement. A Resort Unit Owner and "**Permitted User**" of a Unit in the RV Resort (as defined in the Shared Facilities Easement) will be entitled to use, access to and enjoyment of these Shared Facilities so long as the Owner pays that Owner's proportional share of the Shared Facilities costs in accordance with Section 7 of the Shared Facilities Easement.

2. Estimated Date of Completion. The projected completion date of the RV Resort is May 30th, 2024, but no later than October 30th, 2024. It will consist of 246 Units.

3. Financial Arrangements for Completing Improvements: All improvements referred to in the Offering Statement, the Declaration of Condominium or any other document attached hereto as an Exhibit "**NEED NOT BE BUILT**". Developer is under no obligation to complete any improvements shown on the Master Association Plan. There are no financial arrangements which have been provided for completion of all improvements that the Developer is obligated to build and complete.

4. Sale in Fee Simple. The RV Resort Units are being sold in fee simple interests.

5. Description of Recreational and Other Facilities Used by Purchasers. The facilities in the RV Resort will be accessible and used by Owners and their tenants, licensees, and guests and the tenants, licensees, and guests of owners of Units in the RV Resort Property.

**ALL RECREATIONAL FACILITIES OF THE RV RESORT ARE PART OF THE SHARED FACILITIES OF RESORT OPERATION UNIT(S) AND ARE NOT COMMON ELEMENTS OF THE CONDOMINIUM.**



6. Description of Recreational and Other Commonly Used Facilities Not Used Exclusively by Purchaser. The recreational and other commonly used amenities and facilities that are located on the RV Resort Property, which are part of the Shared Facilities, are set forth below:

- a. Swimming Pools. There will be at least one (1) swimming pool constructed on the resort property. The size and depth will be at the sole discretion of the Developer. The swimming pool will not be heated. Additional swimming pools may also be added.
- b. Welcome Center. The Welcome Center will consist of a front desk, car, general store, bathrooms and showers, laundry facilities, and general seating area.
- c. Recreation Center. The Recreation Center will consist of private bathrooms, private showers, and a fitness center.
- d. Arcade Center. The Arcade will consist of gaming machines, television entertainment area, and golf simulation. Also attached to the Arcade is a property services room.
- e. Marina. **NEED NOT BE BUILT**
- f. Additional Amenities. Additional amenities include sports courts and dog park.
- g. Buildings and Improvements. No assurances are made regarding the compatibility of any buildings or improvements, which are erected pursuant to any development right in any part of the RV Resort, with existing buildings and improvements in the RV Resort in terms of architectural style, quality of construction, and size, and no assurances are made as to the location of any buildings or improvements that may be erected within any part of the RV Resort pursuant to any development rights reserved by the Declarant.
- h. Limited Common Elements. No assurances are made regarding the general type and sizes of any limited common elements, which are created pursuant to any development right reserved, in comparison to any other limited common elements within the RV Resort, and no assurances are made regarding the proportion of limited common elements to Units created pursuant to any development right reserved by the Declarant will be approximately equal to the proportion existing within either parts of the RV Resort.
- i. Assurances with Respect to Development Rights. No assurances made pursuant to § 35-8A-404, **Alabama Code**, shall continue to apply in the event that any development right is not exercised by the Declarant.

7. Additional Recreational Facilities. The Developer reserves the right to add any recreational facilities other than those described in this Offering Statement. There are no recreational facilities leases associated with the RV Resort.

***For additional information, refer to the Shared Facilities Easement and Article Section 14.2 of the Declaration of Condominium.***

8. Developer's Leasing of Units. It is the Developer's plan to sell Units. However, the Developer, in its sole discretion reserves the right to enter into lease or lease-purchase agreements on individual unsold Units depending on market conditions.

9. Zoning. As of the date of this Offering Statement, there is no zoning applicable to the Condominium.

10. Certificate of Formation. A copy of the Certificate of Formation for Paradise Found RV Resort Owners' Association is attached as Exhibit 2.

11. Plans. A copy of the Plans for the Paradise Found RV Resort Condominium is attached hereto as Exhibit 11. There is no recorded Plat.

12. Control of the Association. Owners other than the Developer are entitled to elect members of the Board at such times as are prescribed by this Section and § 35-8A-303, **Alabama Code**. The Developer will designate the initial members of the Board. The Developer will continue to designate from time to time all Developer positions on the Board until such time as the Developer is no longer entitled to elect or designate a director in accordance with § 35-8A-303, **Alabama Code**; provided, however, that nothing in the declaration may be construed to preclude the Developer from relinquishing control of the Board at any earlier time that developer may so elect. In accordance with § 35-8A-207(c), **Alabama Code**, the Owners of Resort Units will be entitled to elect three (3) members of the Board and the Owners of Resort Operation Units will be entitled to elect two (2) members of the Board. Only the Resort Unit Owners shall vote for the seats that may be elected by the Resort Unit Owners, and only the Resort Operation Unit Owners shall vote for the seats that may be elected by the Resort Operations Unit Owners. In the event that Developer voluntarily surrenders the right to appoint and remove officers and members of the board before termination of that period, the Developer may require, for the duration of the period of developer control, that specified actions of the Association or Board, as described in a recorded instrument executed by the Developer, be approved by the Developer before they become effective. In accordance with § 35-8A-303, **Alabama Code**, unless applicable law is subsequently amended to permit a longer period of control of the Board by the Developer (in which case such applicable Law will govern at the option of the Developer and the Developer may amend the Declaration of Condominium to provide for such longer period):

a. The Developer may continue to designate from time to time all Developer positions on the Board until the earliest of the following ("**Termination of Developer Control Event**")

(i). Sixty (60) days after conveyance of seventy-five percent (75%) of the units which may be created to Resort Unit Owners other than Declarant;

- (ii). Two (2) years after Declarant has ceased to “offer units for sale” in the ordinary course of business; or
- (iii). Two (2) years after any development right to add new units was last exercised.

b. Alabama law requires the following:

- (i) Not later than ninety (90) days after conveyance of twenty-five percent (25%) of the Units which may be conveyed to unit owners other than the Developer, at least one (1) member and not less than twenty-five percent (25%) of the members of the Board must be elected by Resort Unit Owners other than the Developer.
- (ii) Not later than ninety (90) days after conveyance of fifty percent (50%) of the Units which may be created to Resort Unit Owners other than the Developer, not less than thirty-three and one-third percent (33 1/3%) of the members of the Board must be elected by Resort Unit Owners other than the Developer.

To meet these requirements, at such time as Owners other than the Developer are entitled to elect not less than twenty-five percent (25%) of the members of the Board, the Owners of the Resort Units other than the Developer shall be entitled to elect two (2) of the three (3) directors allocated to the Resort Units as set forth in this section (which is forty percent (40%) of the members of the Board).

- c. Upon a Termination of Developer Control Event, the Owners of Resort Units other than the Developer will be entitled to elect three (3) members of the Board and the Owners of Resort Operation Units will be entitled to elect two (2) members of the Board. The Board shall elect the officers. The board members and officers shall take office upon election.
- d. Notwithstanding any provision of the Declaration of Condominium or Bylaws to the contrary, the Resort Unit Owners, by a two-third (2/3) vote of all persons present in person and entitled to vote at any meeting of the unit owners at which a quorum in person is present, may remove any member of the Board with or without cause, other than a member appointed by the Developer.

Nothing in this section should be construed so as to preclude the Developer from relinquishing control of the Board at any time the Developer may so elect.

13. Sale, Lease or Restrictions on Transfer

***Please refer to Section 12 Subsection 12.26 of the Declaration of Condominium for additional information.***

Owners of Units are permitted to enter into rental or lease agreements. The right of an Owner to lease an Owner's Resort Unit shall not be subject to the approval of the Association; however, any lease arrangement will be deemed to be acknowledgement and consent on the part of the lessee, sublessee or tenant to use, occupy and possess such Resort Unit in conformance and compliance with the provisions of the Declaration of Condominium, as well as the Certificate of Formation, Bylaws, and the RV Resort Rules and Regulations. **Please refer to Section 12, Subsection 12.26 of the Declaration of Condominium for a detailed description of all restrictions and controls on the rental of Resort Units.**

Pursuant to Section 13 of the Declaration of Condominium, the sale or transfer of a Unit is not restricted or controlled. Accordingly, a proper transfer or conveyance of the Unit does not require the written approval of the Association; however, an Owner is required to notify the Association of the sale of the Owner's Unit.

14. Restrictions on Use of Units and Facilities. The restrictions on the use of all Resort Units and the facilities of the RV Resort placed upon Owners are set out in Section 12 of the Declaration of Condominium and are limited solely to the personal use of Owners and their Guests and for residential uses by corporations and other entities owning such Units. There are no restrictions on children on the RV Resort Property. An Owner may have common domestic pets. No horses, hogs, pigs, cattle, goats, sheep, snakes, or other reptiles, chickens or other fowl, or poultry shall be permitted. Pit bull dogs, Rottweilers, Doberman Pinschers, or other similar breeds which may, in the sole discretion of the Board, have the potential of vicious or dangerous behavior are prohibited, as further set forth in Section 12, Subsection 12.11 of the Declaration of Condominium. Service animals may accompany a disabled person without any proof of disability or certification for the service animal and without payment of any pet fee or other surcharge. No assurances are made that all restrictions in the Declaration of Condominium affecting use, occupancy, and sale or lease of Units will apply to any Units created pursuant to any development right reserved by the Declarant.

***Please refer to Section 12 of the Declaration of Condominium for additional information.***

15. Apportionment of Common Expenses, Common Elements, and Shared Facilities. Each Unit within the RV Resort will have an undivided percentage interest in the Common Elements and Common Surplus and a share of the Common Expenses and Shared Facilities Costs of the RV Resort on an equal fractional basis and will be billed to the Owner on a monthly basis. This fractional interest is based on the total number of Units in the RV Resort at any given time. The percentage interest in the Common Elements and Common Surplus and share of the Common Expenses of a given Unit declared in the RV Resort from time to time will always equal one (1) Unit divided by the total number of the Units in the RV Resort at any given time. **For a more**

**detailed description of the formula for determining a Unit's percentage interest, please refer to Exhibit 8 of this Offering Statement.**

16. Annual Projected Budget. The estimated annual operating and reserve budget for the Association ("**Projected Budget**") for calendar year 2023 is attached as Exhibit "7" to this Offering Statement. The Projected Budget sets forth the estimated amount of monthly assessments that Purchasers will be obligated to pay to the Association for Common Expenses during the period covered by the Projected Budget. There is no current balance sheet. The Projected Budget assumes one hundred percent (100%) occupancy of Resort Units. **The Projected Budget is an estimate only and may be modified to reflect actual expenses.**

17. Services and Expenses Provided to Developer in Addition to Those Not Set Forth in the Projected Budget. The Developer has anticipated expenses in the Projected Budget, along with contingency expenses, but there may be services and expenses provided by Developer that are not in the Projected Budget that Developer expects that at any subsequent time may become a common expense of the Association and that the projected common expense attributable to each of these services or expenses for the Association may be included in the assessment cost for each type of Unit.

18. Purchase Deposit. Any deposit made in connection with the purchase of a Unit will be held in an escrow account until closing and will be returned to the Purchaser if the Purchaser cancels the Purchase Contract pursuant to §35-8A-408, **Alabama Code**, together with the name and address of the escrow agent. **Within seven (7) calendar days after receipt of an Offering Statement, a Purchaser, before conveyance, may cancel any Purchase Contract for purchase of a Unit from Developer. If a Developer fails to provide an offering statement to a Purchaser before conveying a Unit, that Purchaser may rescind the conveyance within seven (7) calendar days after first receiving the Offering Statement. If a Purchaser receives the Offering Statement more than seven (7) calendar days before signing a Purchase Contract, Purchaser cannot cancel the Purchase Contract.**

19. Closing Costs; Capital Contributions. In connection with closing, unless Purchaser notifies Seller of an alternative title insurance company within fourteen (14) calendar days of execution of a Purchase Contract, Purchaser has irrevocably chosen Crane Title, Inc., located at 2607 Dauphin Street, Ste. C, Mobile, AL 36606, for closing. Purchaser agrees to pay the following costs: (i) recording taxes and the cost of recording the Deed conveying the Unit from Developer to Purchaser in the Office of the Judge of Probate of Mobile County, Alabama; (ii) costs of any closing and processing fee of the Title Company, and (iii) both Owner's and Lender's title insurance premium(s), if any. Developer shall pay for (i) expenses associated with any corrective documents or mortgage releases required by Crane Title Co., Inc.; (iii) the Owner's title insurance policy; and (iv) all other actual Closing costs.

At Closing, Purchaser will reimburse Developer for the following: (i) any utility, cable, or interactive communication deposits or hook-up fees for the Unit, if any, that Developer may

have advanced prior to Closing and (ii) charges incurred by Developer in connection with coordinating Closing with Purchaser and/or Purchaser's lender, including without limitation, charges for messenger or courier services, long-distance telephone calls, photocopying expenses, telecopying charges, and related charges.

If Purchaser obtains a loan for any portion of the Purchase Price, Purchaser will be obligated to pay any loan fees, closing costs escrows, appraisals, credit fees, lender's title insurance premiums, prepayments and all other expenses charged by any lender giving Purchaser a mortgage, if applicable. Notwithstanding any of the references in this paragraph to Purchaser seeking to obtain a loan, nothing herein shall be deemed to make the Purchase Contract or the Purchaser's obligations pursuant to the Purchase Contract, conditional or contingent in any manner on Purchaser obtaining a loan to finance any portion of the purchase price of the Unit.

Real estate taxes attributable to the Unit shall be prorated as of the closing date. The Developer shall be responsible for that portion of the real estate taxes and assessments from October 1 of the year of closing through the day prior to the closing date. Purchaser shall be responsible for that portion of the real estate taxes and assessments from the closing date through September 30 of the year of closing. If the current year's real estate tax assessment is not available, then the real estate taxes will be prorated based on the prior year's tax; provided, however, such taxes shall be re-prorated upon receipt of the tax bill for the year in which the closing takes place upon written request from either party. Certified liens for public improvements, if any, shall be paid by the Developer, except any liens that are payable in annual installments shall be prorated for the year of closing. Pending liens for public improvements, if any, shall be assumed by Purchaser.

In addition, at Closing, Purchaser shall also pay: (a) the Unit's pro-rata share of the monthly fee assessed, if any, by the Association for that Unit from the date of the assessment or the Closing Date (whichever is applicable) through the last day of the month of closing and the next full month's maintenance fee, which maintenance fee assessment shall be based upon the common expenses multiplied by that Unit's percentage share of ownership in the Common Elements; (b) an amount which is equal to two (2) month assessment for the common Expenses, which will be paid to the Association as the initial Working Capital Fund for that Unit and which shall not be considered as monthly maintenance fee paid in advance by the Unit Purchaser (c) escrow fee charged by the Escrow Holder for maintaining and servicing the escrow account opened in connection with the purchase and escrow Agreement; (d) Agency fees, if any, charged by the real estate company for maintaining records and coordinating activities between parties to the transaction. Each party hereto agrees to be responsible for their individual attorney's fees, if any, incurred in connection with this sale.

20. Easements. Except certain easements in favor of the general public, utility companies and various other parties, to the best of Developer's knowledge, there are no existing or intended easements located or to be located on the RV Resort Property that materially affect

the RV Resort Property other than those described in the Declaration of Condominium and included in Section 1(d) of the Offering Statement including, but not limited to, that certain Shared Facilities Easement.

Purchase acknowledges that most areas of the RV Resort normally labeled “common elements” and owned collectively by the Owners of a typical condominium are instead owned by the Resort Operation Unit Owner, and Purchaser will be allowed to use such areas pursuant to the Shared Facilities Easement as defined in the Declaration of Condominium. Shared Facilities Costs are assessed by the Association by the Owners of Resort Operation Units, in accordance with the Declaration of Condominium and are deemed to be a Common Expense of the RV Resort.

**RESORT UNIT OWNERS DO NOT EXERCISE CONTROL OVER THE OPERATION OF THE CONDOMINIUM THROUGH THE ASSOCIATION AS IS NORMALLY FOUND IN RESIDENTIAL CONDOMINIUMS.**

**THE CONDOMINIUM HAS BEEN ESTABLISHED IN SUCH A MANNER AS TO MINIMIZE THE COMMON ELEMENTS. MOST COMPONENTS THAT ARE TYPICALLY COMMON ELEMENTS OF A CONDOMINIUM HAVE INSTEAD BEEN DESIGNATED AS PART OF THE SHARED FACILITIES OF RESORT OPERATION UNIT(S).**

21. Status of Title to the Property. The Developer is the owner of the Units. Title to the property underlying the RV Resort is subject to the following:

- a. Mortgage or Encumbrances. The Developer may subject the RV Resort Property to one or more mortgages (the “**Mortgage**”). Any Mortgage will be released as to the Units purchased prior to closing.
- b. Closing. Upon the closing of the purchase of a Unit, the Developer will cause any Mortgage, if applicable, to be released as to that Unit or shall satisfy all of the obligations under the Mortgage, if applicable, and obtain and record all required satisfaction documents. Each Purchaser’s Unit shall be free and clear of all liens, encumbrances, defects, judgments, leases and mortgages, except that each such Unit shall be subject to the following matters of title: (i) the Declaration of Condominium and all exhibits to the Declaration of Condominium and all amendments thereto; (ii) any mortgage placed upon the Unit in connection with purchase-money financing; (iii) taxes and assessments for the year of purchase and subsequent years, including, but not limited to, pending and certified county or municipal improvements; and (iv) any restrictions, reservations, conditions, limitations, and easements of record prior to purchase or imposed by governmental authorities having jurisdiction or control over the subject property.

- c. Encumbrances. There are certain known encumbrances upon portions of the RV Resort Property as set out in Section 1(d) of this Offering Statement.
- d. Other Encumbrances. Aside from the restrictions imposed by the RV Resort Documents, there are no restrictions which will affect either the marketability of the Purchaser's title to the Purchaser's Unit or the Purchaser's use of the RV Resort Property as accommodations and facilities of a condominium. Portions of the RV Resort Property are subject to easements in favor of the general public, utility companies, and various other parties. All known easements affecting the RV Resort Property are described in this Offering Statement, in the Declaration of Condominium or will be shown on the completed survey that will be recorded as an exhibit to the Declaration of Condominium.

22. Insurance. In accordance with the Shared Facilities Easement, the Owner of Resort Operation Unit(s) is obligated to insure all Shared Facilities. Commencing not later than the time of the first conveyance of a Unit to an Owner other than the Developer, the Association shall maintain or shall cause the Management Company to maintain insurance including, but not limited to, property and liability insurance upon the RV Resort Property to the extent reasonably available as required in §35-8A-313, **Alabama Code**.

23. Amendments. The Declaration of Condominium has been and may be further amended at any regular or special Association meeting, called and convened in accordance with the provisions of the Bylaws, upon the affirmative vote of a two thirds (2/3) of the total voting interests in the RV Resort, unless a different vote is required by the specific provisions of the Declaration, in accordance with §35-8A-217, **Alabama Code**. Except in the extent expressly permitted or required by the Alabama Uniform Condominium Act no amendment in the absence of unanimous consent of the unit owners may: (i) create or increase special Developer rights; (ii) create or increase the number or identity of Units that may be disposed of on a time share basis; (iii) increase the number of Units; (iv) change the boundaries of any Unit or change the allocated interests of a Unit, or the use to which any Unit is restricted. The amendment will become effective upon the recording of the amendment with the Judge of Probate of Mobile County, Alabama. No amendment which materially affects the rights and privileges of Developer, as determined by the Developer in its sole discretion, will become effective unless and until approved, in writing, by the Developer for so long as the Developer owns any Unit. Furthermore, the Owners will have no power to enact any amendment to the Declaration of Condominium which materially affects the rights of any Mortgagee of record, without first obtaining the written consent of such affected Mortgagee of record and provided further that such consent may not be unreasonably withheld. All amendments and material alterations and modifications described in this section shall be in accordance with the Resort Standard. Except as prohibited by the Alabama Code, the Developer reserves the right to unilaterally amend the



Declaration of Condominium as it may deem appropriate in its sole discretion (i) as permitted in Section 16.2 of the Declaration; (ii) as may be required by any lending institution, title insurance company, or public body; (iii) as may be necessary to conform the Declaration of Condominium to the requirements of law; (iv) to facilitate the operation and management of the RV Resort; or (v) to facilitate the sale of Units or interests in the Units. Any amendments to the Declaration of Condominium that may be unilaterally made by Developer will become effective on the recording with the Office of the Judge of Probate of Mobile County, Alabama of an instrument executed solely by Developer, setting forth the text of such amendment in full, together with the appropriate recording data of the Declaration of Condominium. No amendment of the Declaration of Condominium permitted to be unilaterally made by the Developer will be permitted if such amendment would prejudice or impair to any material extent the rights of the Owners as a whole or Mortgagees of record. The Developer may also make other amendments as may be reserved elsewhere in the RV Resort Documents. All amendments and material alterations and modifications described in this section shall be in accordance with the Resort Standard.

**UNDER NO CIRCUMSTANCES MAY THIS OFFERING STATEMENT OR ANY OF THE RV RESORT DOCUMENTS BE AMENDED IN A MANNER THAT NEGATIVELY DISCRIMINATES AGAINST OR NEGATIVELY IMPACTS ANY COMMERCIAL OPERATIONS CONDUCTED IN ANY RESORT OPERATION UNIT, INCLUDING ANY LIMITATION, RESTRAINT, RESTRICTION, OR CONSTRICTION ON (i) ACCESS BY RESORT OPERATION UNIT OWNERS OR THEIR GUESTS, INVITEES, LESSEES TO COMMON ELEMENTS, LIMITED COMMON ELEMENTS, SHARED FACILITIES OR UNITS; (ii) THE SCOPE OF ACTIVITIES OR USES THAT CAN BE CONDUCTED IN RESORT OPERATION UNITS; OR (iii) THE RIGHTS OF RESORT OPERATION UNIT OWNERS OR THEIR GUESTS, INVITEES, OR LESSEES. FURTHERMORE, THE PROVISIONS OF SECTION 20 OF THE DECLARATION OF CONDOMINIUM SHALL NOT BE AMENDED IN ANY MANNER AND NO NEW PROVISIONS MAY BE ADOPTED IMPACTING THE ITEMS CONTAINED IN THIS OFFERING STATEMENT.**

24. Unusual or Material Circumstances.

- a. The only warranties applicable to purchaser of Units are those that may validly be imposed by §35-8A-413, **Alabama Code** (“**Sole Warranties**”). Developer makes no other express or implied warranties whatsoever in regard to the Unit, the Common Elements, any fixtures or items of personal property, or any other real or personal property whatsoever sold by Developer.

**DEVELOPER MAKES THE SOLE WARRANTIES EXPRESSLY IN LIEU OF ALL OTHER EXPRESS OR IMPLIED WARRANTIES CONCERNING THE UNIT SOLD OR PREVIOUSLY PURCHASED FROM DEVELOPER, AND ANY OTHER REPRESENTATIONS, STATEMENTS OR PROMISES MADE BY ANY PERSON ARE UNAUTHORIZED AND ARE NOT BINDING UPON DEVELOPER. ALL OTHER WARRANTIES WITH RESPECT TO THE UNIT ARE HEREBY DISCLAIMED TO THE EXTENT PERMITTED BY LAW, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OR**

**DEALING, CUSTOM AND PRACTICE OR OTHERWISE, INCLUDING ANY WARRANTIES OF HABITABILITY, MERCHANTABILITY, AND FITNESS FOR PARTICULAR PURPOSE.**

b. Resort Units shall be used to park Recreational Vehicles, in accordance with the Declaration of Condominium and the RV Resort Rules and Regulations. Recreational Vehicle means those vehicles that have been categorized by the Recreational Vehicle industry Association ("**RVIA**"), and the Family Motorcoach Association ("**FMCA**"), as Class "A" recreational vehicles or motorcoaches and/or factory customized bus conversions, Class "B" recreational vehicles, Class "C" recreational vehicles. Also including Travel Trailers, 5<sup>th</sup> Wheel Travel Trailers, and Park Models. All that (a) are mobile, in accordance with the code of standards of the RVIA and FMCA; (b) are completely self-contained; (c) contain a minimum interior height of six (6) feet in the living areas; (d) have a minimum length of twenty (20) feet; (e) have a fixed roof, as opposed to the "pop-up variety"; (f) and are twenty (20) years old or less measured from January 1<sup>st</sup>; (g) or are otherwise approved in writing by the Developer. All Recreational Vehicles on Resort Units must be in good working order and in attractive condition so as not to detract from the RV Resort.

For security purposes, Owners must check in at the front desk located within the Welcome Center to register with the Association or acting Management Company to the extent such management company is permitted utilization of the Resort Operation Unit by the Owner of the Resort Operation Unit. Furthermore, any Owner who has leased or rented his Unit must (i) require the lessee to check in at the front desk located within the Welcome Center to register with the Association or acting Management Company; and (ii) provide the name of the lessee to the Management Company at least twenty-four (24) hours prior to the lessee's check-in.

**RESORT UNIT OWNERS DO NOT EXERCISE CONTROL OVER THE OPERATION OF THE CONDOMINIUM THROUGH THE ASSOCIATION AS IS NORMALLY FOUND IN RESIDENTIAL CONDOMINIUMS.**

c. After closing, Unit Owners will have the option to rent their units, which shall be managed by the rental management company contracted by the Association. It is not known how many units in the RV Resort will be subjected to rental management agreements.

**Do not buy a Unit in this RV Resort without an expectation of transient occupancy that may include nightly rentals.**

**Developer makes no representations regarding short-term rentals, rental rates, or the ability to rent the Unit, whatsoever. The purchase of a Unit should be based on its value to the purchaser, and not considered for purposes of acquiring an appreciating or income-producing investment or with an expectation that the Unit may be rented or resold through the efforts of the Developer.**

Developer makes no representations whatsoever as to the RV Resort buildings and Resort Units complying with Title III of the Americans with Disabilities Act of 1990, 42 U.S.C.

12181, et seq., or any other legal requirements with respect to the renting of Resort Units. Each Owner should perform their own investigations in that regard. Developer will not be responsible in any event for any modifications or improvements which must be made in order for the Resort Unit to be rented.

d. The RV Resort is a mixed used condominium and will contain both Resort Units and Resort Operation Units. By acceptance of title to or possession of their Units, all Owners understand and acknowledge that the Resort Operation Units may generate an unpredictable amount of visible, audible, and odorous impacts and disturbances from activities relating to the operation of business in the Resort Operation Units. The activities associated with the Resort Operation Units may include: (i) vehicular and residential traffic; (ii) commercial and retail operations; (iii) cooking, cleaning, and garbage and refuse collection associated with commercial operations; (iv) music and noise associated with commercial operations; and (v) after hours and weekend activities and entertainment (which hours may be extended in the sole discretion of Resort Operation Unit Owner(s)). Subject only to compliance with any applicable noise ordinance(s), any music or noise resulting from the operations of Resort Operation Units shall not be deemed a nuisance. In addition, the owners of Resort Operation Units have the right, in their sole discretion, to remove, relocate, discontinue operation of, or otherwise deal with their Units in their sole discretion without regard to any prior use of or benefit to any residents of the RV Resort. Purchaser acknowledges the RV Resort may be located directly adjacent to or in the vicinity of other projects currently under construction or planned for construction; and, prior to the renovation or build-out of such developments and the renovation or build-out of the RV Resort, substantial construction-related activities are to be expected which may cause noise, dust and other attendant inconveniences. Purchaser further acknowledges that any such adjacent development projects are to include commercial operations capable of causing noise, odors and other attendance inconveniences.

25. Incorporation of Exhibits. This Agreement shall be deemed to have incorporated by reference all of the Exhibits referred to herein to the same extent as if such Exhibits was fully set forth herein. Each reference herein to the “**Offering Statement**” shall be considered to include each such Exhibit.

Done this the 31 day of MARCH 2023.

**ENGLER REI, LLC**

An Alabama limited liability company

By: Ty Engler  
Managing Member



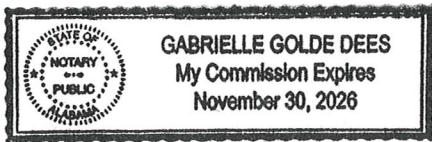
Witness:

Gabrielle Golde Dees

Signature

Gabrielle Golde Dees

Print Name



*This Instrument Edited By:*  
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**EXHIBIT “1”**

**TO**

**OFFERING STATEMENT**

**OF**

**PARADISE FOUND RV RESORT CONDOMINIUM**

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**DECLARATION OF CONDOMINIUM  
PARADISE FOUND RV RESORT CONDOMINIUM**



**DECLARATION OF CONDOMINIUM  
OF  
PARADISE FOUND RV RESORT CONDOMINIUM  
A LAND CONDOMINIUM**

11551 Dauphin Island Pkwy  
Theodore, AL 36582

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## **I PREAMBLE, NAME AND LEGAL DESCRIPTION**

The undersigned, Engler R.E.I, LLC, whose address is 11551 Dauphin Island Pkwy, Theodore, AL 36582 ("Developer") owns fee simple title of record to those certain lands located in Mobile County, Alabama, and more particularly described in Section 1.2. Developer submits fee simple title to this property together with the improvements located on such property to the Condominium form of Ownership in accordance with the provisions of the Alabama Uniform Condominium Act (as defined in Article 2) and the provisions of this Declaration:

- 1.1 Name. The name of the Condominium is Paradise Found RV Resort Condominium Association, Inc. ("RV Resort").
- 1.2 Legal Description. The property submitted to the Condominium form of Ownership under this Declaration of Condominium of Paradise Found RV Resort Condominium ("Declaration") consists solely of that portion of property situated in Mobile County, Alabama that is described on Exhibit "A."
- 1.3 Shared Facilities. The RV Resort has been structured in such a manner as to minimize areas typically categorized as "Common Elements". Most components that are typically "Common Elements" of a Condominium have been designated as part of the Shared Facilities of a Resort Operation Unit. Shared Facilities include such areas as the Welcome Center, Recreation/Fitness and Arcade Centers, Marina (NEED NOT BE BUILT), private bath houses, pools and pool deck, parking, all utility systems and other areas, as further described in Section 2 of the Shared Facilities Easement (defined below). A Resort Unit Owner and Permitted User of a Unit in the RV Resort (as defined in the Shared Facilities Easement) will be entitled to use, access to and enjoyment of these Shared Facilities so long as that Owner pays that Owner's proportionate share of the Shared Facilities Costs in accordance with Section 7 of the Shared Facilities Easement.

## **2 DEFINITIONS**

All terms in this Declaration (defined below) have the meanings ascribed to them by the Alabama Uniform Condominium Act (defined below) and this Declaration. In the event of conflict between these authorities, the meaning pursuant to the Alabama Uniform Condominium Act will prevail. The following definitions prevail to the extent that they are not in conflict with the Alabama Uniform Condominium Act:

- 2.1 Alabama Uniform Condominium Act means the Alabama Uniform Condominium Act of 1991, Code of Alabama, Section 35-8A-101, as the same is constituted on the date of the recording of this Declaration with the Judge of Probate of Mobile County, Alabama. Any reference to a provision or specific Article, Section, Paragraph, Sub-Article, Sub-Section, or Sub-Paragraph of Alabama Uniform Condominium Act is a reference to the same as it is constituted on the date of the recording of this Declaration with the Judge of Probate of Mobile County, Alabama.
- 2.2 Articles of Incorporation means the Articles of Incorporation of the Association, as they may be amended from time to time. A copy of the initial Articles of Incorporation is attached as Exhibit "B" and is incorporated into this Declaration by this reference.
- 2.3 Association means Paradise Found RV Resort Condominium Association, Inc., a nonprofit Alabama Corporation, and its successors. The Association is responsible for the Operation of the RV Resort.
- 2.4 Association Property means all real and personal property owned or leased by the Association.
- 2.5 Mobile Courts means the Circuit and District Courts of the Thirteenth (13<sup>th</sup>) Judicial Circuit, in and for Mobile County, Alabama.
- 2.6 Board means the Board of Directors of the Association as it is constituted from time to time.
- 2.7 Bylaws means the Bylaws of the Association as they may be amended from time to time. A copy of the initial Bylaws is attached as Exhibit "C" and is incorporated into this Declaration by this reference.
- 2.8 Common Elements means all portions of the Condominium other than the Units defined below, as defined in Alabama Uniform Condominium Act, and those items described in this Declaration as Common Elements and includes any Limited Common Elements. Common Elements do not include the Shared Facilities. The RV Resort has been established in such a manner to minimize the Common Elements. Most components which are typical "Common Elements" of a Condominium have instead been designated in the Declaration as part of the Shared Facilities, including, without limitation, all property and installations required for the furnishing of utilities and other services to more than one Unit or to the Common Elements, if any.

- 2.9 Common Expenses mean expenditures made by or financial liabilities of the Association, together with any allocations to reserves, as defined by the Alabama Uniform Condominium Act. It shall be affirmative and perpetual obligation of the Board set forth in the Bylaws to fix annual assessments for common expenses in an amount estimated by the Board to be sufficient to cover the costs, maintain the RV Resort Property and to maintain and operate the Common Elements in Confidence with the Resort Standard, as defined in the Shared Facilities Easement, and as contemplated by this Declaration. The amount of monies for annual assessments for Common Expenses of the Association deemed necessary by the Board and the manner of expenditure thereof shall be a matter for the sole discretion of the Board. Common Expenses shall include the Shared Facilities Costs as billed to the Association by Resort Operation Unit Owner(s) pursuant to this Declaration and the Shared Facilities Easement.
- 2.10 Common Surplus means any excess of receipts of the Association arising out of the Common Elements over the amount of the Common Expenses.
- 2.11 Declaration means this Declaration of Condominium of Paradise Found RV Resort Condominium and all Exhibits attached to this Declaration, as amended from time to time.
- 2.12 Developer means Engler R.E.I., LLC an Alabama Limited Liability Company, its successors or assigns. No party other than Engler R.E.I., LLC may exercise all or any portion of the rights and privileges reserved in this Declaration to the Developer unless and until such party receives a written assignment of all or such portion of such rights and privileges from Engler R.E.I., LLC and records same with the Judge of Probate of Mobile County, Alabama.
- 2.13 Estimated Budget means the budget or budgets that account for the estimated annual Common Expenses of the RV Resort for a given fiscal year. The Estimated Budget does not include ad valorem taxes.
- 2.14 Welcome Center means that certain building located on the plat attached as Exhibit "A" and identified as "Welcome Center" which is part of the Resort Operation Unit and will consist of approximately 10 rooms, for a total of approximately 4,000 square feet in area and will consist of a lobby, gathering room, bar area, laundry facilities, Men's and Women's restrooms, and office space.
- 2.15 Guest means an Owner's guests, licensees, lessees or invitees
- 2.16 Limited Common Elements mean those Common Elements reserved for use by a certain Unit or Units to the exclusion of other Units and which are designated as Limited Common Elements by this Declaration. Those physical areas designated as Limited Common Elements are shown and located on the attached Exhibit "A" to this Declaration. or in subsequent phase amendments to this Declaration.
- 2.17 Management Agreement means the agreement between the Association and any Management Company pursuant to which the Association assigns to the Management Company certain of the Association's powers, responsibilities, and duties relating to the Management and Operation of the RV Resort. Management Company means the entity engaged to manage the RV Resort pursuant to a Management Agreement.

- 2.18 Mortgagee means the Developer, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, or any Trust, Savings and Loan Association, Credit Union, Mortgage Company, Bank, Insurance Company, Commercial Loan Company, or Institutional Lender, to the extent that any-of the same hold a first mortgage encumbering any Unit.
- 2.19 Owner means the Owner of a Unit.
- 2.20 Recreational Vehicle means those vehicles that have been categorized by the Recreational Vehicle Industry Association ("RVIA"), and the Family Motorcoach Association ("FMCA"), as Class "A" recreational vehicles or motorcoaches and/or factory customized bus conversions, Class "B" recreational vehicles, Class "C" recreational vehicles. Also including Travel Trailers, 5th Wheel Travel Trailers, and Park Models. All that: (a) are mobile, in accordance with the code of standards of the RIVA and FMCA; (b) are completely self-contained; (c ) contain a minimum interior height of six (6) feet in the living areas; (d) have a minimum length of twenty (20) feet; (e) have a fixed roof, as opposed to the "pop-up variety; (f) and are twenty (20) years old or newer measured from January 1st; (g) or are otherwise approved in writing by the Developer.
- 2.21 Resort Operation Unit means a Unit intended and designed for other than residential use and occupancy and refers to any Unit designed as a Resort Operation Unit in Exhibit "A" or in subsequent phase amendments to Declaration. Unless the context requires otherwise, any general reference to "Unit" includes any Resort Operation Unit.
- 2.22 Resort Operation Unit Owners means the Owner of the Resort Operation Unit(s).
- 2.23 Resort Standard means the standard of quality for the maintenance, repair, replacement, improvements, renovation and overall appearance of the RV Resort existing from time to time, as further described in the Shared Facilities Easement.
- 2.24 Resort Unit means a Unit intended and designed to be used for the placement of a Recreational Vehicle and refers to any Unit not designated as a Resort Operation Unit in Exhibit "A" or in subsequent phase amendments to this Declaration. Unless the context requires otherwise, any general reference to "Unit" includes any Resort Unit.
- 2.25 RV Resort means Paradise Found RV Resort Condominium.
- 2.26 RV Resort Documents means this Declaration together with all Exhibits attached to this Declaration, all other documents incorporated in this Declaration by reference, and all documents promulgated pursuant to this Declaration, all as may be amended from time to time.
- 2.27 RV Resort Property means the lands, leaseholds, easements, and real and personal property subjected to the Condominium form of Ownership from time to time as part of the RV Resort, whether or not contiguous, all improvements located on any such property, and any easements and rights appurtenant to such property and intended for use in connection with the RV Resort.
- 2.28 RV Resort Rules and Regulations means the Rules and Regulations concerning the use of RV Resort Property amended from time to time by the Board in the manner provided by the Bylaws. A copy of the initial RV Resort Rules and Regulations is attached as Exhibit "E" and is incorporated into this Declaration by this reference.

- 2.29 Shared Facilities means those certain areas owned by a Resort Operation Unit Owner, which are defined as Shared Facilities in the Shared Facilities Easement and designated as Shared Facilities on Exhibit "A" attached to this Declaration.
- 2.30 Shared Facilities Costs means the costs incurred by Resort Operation Unit Owner in (or reasonably allocated to) the repair, replacement, improvement, maintenance, management (including a commercially reasonable management fee), operation, ad valorem tax obligations and insurance of the Shared Facilities (including reasonable reserves if established by the Resort Operation Unit Owner of Shared Facilities), which costs shall be assessed to all Owners on an equal fractional basis.
- 2.31 Shared Facilities Easement means those easements granted by Resort Unit Owners in favor of the Resort Units and the Resort Operation Units, in that certain Shared Facilities Easement, attached as Exhibit F to the Declaration.
- 2.32 Unit means a Condominium Unit as defined in Alabama Uniform Condominium Act and in Article 5 of this Declaration and refers to that part of the RV Resort Property which is subject to separate and exclusive Ownership by one or more persons. No timeshare plans, fractional plans, exchange programs or club, or travel or vacation clubs comprised of a trust, corporation, cooperative, limited liability company, partnership, equity plan, non-equity plan, membership program, or any such other similar programs, structures, schemes, devices or plans of any kind (a) shall be created, established, operated or maintained with respect to the Units; (b) shall acquire or accommodate Units; and (c) shall be permitted to incorporate a Unit into such entity's program, structure, scheme, device or plan, except by the Developer or except with the prior written authorization from the Developer, which authorization may be given or withheld in the Developer's sole and absolute discretion, and which authorization shall be evidenced by a written instrument executed by the Developer's sole and absolute discretion, and which authorization shall be evidenced by a written instrument executed by the Developer, recorded with the Judge of Probate of Mobile County, Alabama, and containing a reference to this Declaration and this Section 3.31. Unless the context requires otherwise any general reference to Unit includes any Resort Unit or any Resort Operation Unit.
- 2.33 Utility Services means and includes, but is not Limited to, electric power, water, garbage and sewage disposal, telephone service, cable television. Communications and similar systems, and any other similar public service or convenience facility supplied to the RV Resort.

### **3 EXHIBITS**

The Exhibits referred to in this Declaration consist of the following. The Exhibits and any permitted amendments that may be made to them from time to time are incorporated into this Declaration by this reference:

- 3.1 Exhibit "A". The legal description and a survey of all potential land committed to the Condominium form of Ownership pursuant to this Declaration, and a graphic description of the Units and the Common Elements located on such land in a plot plan which, together with this Declaration, are of sufficient detail to identify each Unit, the Common Elements, and their relative locations and approximate dimensions. As set forth in Exhibit "A" each Unit is identified by a designated number, letters, or combination of numbers and letters so that no Unit bears the same designation as any other Unit. The system for designating Units may be altered in accordance with Section 18.9. The Resort Operation Units of the RV Resort are designated on the attached Exhibit "A".
- 3.2 Exhibit "B" A copy of the initial Articles of Incorporation of the Association
- 3.3 Exhibit "C" A copy of the initial Bylaws of the Association
- 3.4 Exhibit "D" The percentage interest in the Common Elements that is appurtenant to each Unit.
- 3.5 Exhibit "E" A copy of the initial RV Resort Rules and Regulations.
- 3.6 Exhibit "F" A copy of the initial Shared Facilities Easement.

#### **4 EASEMENTS**

The following easements are expressly reserved or have been granted by the Developer through the recording of this Declaration:

4.1 General Easements. Non-exclusive easements over, across, and under the RV Resort Property are expressly provided for and granted as follows:

- a) Utilities. Easements are reserved over, across and under the RV Resort Property as may be required for construction or maintenance of Utility Services in order to adequately serve the RV Resort or properties located adjacent to the RV Resort that are designated by Developer, including easements for the purpose of allowing such access rights as are necessary to use and service any lift station or utility transformer box located within the RV Resort Property. The Association has a right of access to each Unit to maintain, repair, or replace the pipes, wires, ducts, vents, cables, conduits, and other Utility Services, hot water heaters, service and drainage Facilities, and Common Elements contained in the Unit or elsewhere on the RV Resort Property, and to remove any improvements interfering with or impairing such Facilities or easements reserved in this Declaration; provided that such right of access, except in the event of an Emergency, will not unreasonably interfere with the Owner's permitted use of the Unit, and that except in the event of an emergency, entry may be made on not less than one (1) day's advance written or oral notice (which notice will not, however, be required if the Owner is absent when giving of notice is attempted).
- b) Encroachments. If any Unit encroaches on any of the Common Elements or on any other Unit as described in this Declaration or on Exhibit "A" or if any Common Element encroaches on any Unit as described in this Declaration or on Exhibit "A" then an easement exists to permit the encroachment for so long as the encroachment exists.
- c) Traffic. A non-exclusive easement exists for pedestrian traffic over, through, and across sidewalks, paths, walks, driving lanes, buildings, and other portions of the Shared Facilities in accordance with the Shared Facilities Easement, as may be from time to time intended and designated for such purpose and use; for vehicular and pedestrian traffic over, through, and across such portions of the Shared Facilities as may from time to time be paved and intended for such purposes; and for vehicular parking on such portions of the Shared Facilities as may from time to time be paved, intended, and designated for such purposes. Such easements are for the use and benefit of the Owners, the Developer, and for those claiming by, through, or under such persons, and those persons' Guests; provided, however, that nothing in this Declaration may be construed to give or create in any person the right to park any vehicle on any portion of the RV Resort Property except to the extent that space may be specifically designated and assigned for parking purposes as set forth on Exhibit "A" and in accordance with the Shared Facilities Easement or as determined by the Board and approved by the Developer with respect to Developer's rights to park on the RV Resort Property. In addition, further easements exist for ingress and egress over such streets, walks, and other rights of way serving the Units as may be necessary to provide for reasonable access to the public ways.

- 4.2 Association Easements. The Board may grant, modify, or move easements from time to time over the Common Elements or Association Property without obtaining the approval of the Owners. The Board also may enter into easements or licenses benefiting all or a portion of the RV Resort Property or Association Property, with all costs incurred in connection with such easements or licenses being Common Expenses. Notwithstanding anything in this Declaration to the contrary, the Association is prohibited from exercising the powers granted to it by this Section 5.2 in any manner that would, in the reasonable opinion of the Developer, be directly or indirectly detrimental to the sales, leasing, or marketing efforts of the (i) Developer or any of its agents regarding Units or other properties within the RV Resort; or (ii) Owners of any Resort Operation Unit or any of its agents regarding the Resort Operation Units.
- 4.3 Developer Easements. Except as Limited below, the Developer reserves to itself, for so long as it owns any interest in any Unit, or other property located adjacent to the RV Resort Property, the following easements over the RV Resort Property and rights to grant easements regarding the RV Resort Property without obtaining the consent of the Owners or the Association, as permitted by Section 35-8A-216, *Alabama Code*.
- a) Marketing and Sales. In accordance with Section 35-8A-215, *Alabama Code*, the Developer reserves for itself and its agent's exclusive easement rights over and across the RV Resort Property for the purpose of marketing, sales, resales and rental of Resort Units, Resort Operation Units, accommodations at other projects, or any other hospitality, realty, or consumer products, and for the purpose of leasing any accommodations that are not part of the RV Resort. Such rights may include the right to establish models; permit parking on the RV Resort Property; conduct property tours; conduct sales presentations; conduct closings; and to erect, post, maintain, and relocate signs, notices, advertisements, and other promotional information on the RV Resort Property. Lessees of Developer-owned Units shall have, for the length of the term of their leases, the same easement rights over and across the RV Resort Property and use rights to the recreational areas and Shared Facilities of the RV Resort as are reserved for Owners of Units.
- b) Governmental Requirements. The Developer reserves the right to grant such easements, from time to time, over and across the RV Resort Property as may be required by any government agency. These easements specifically include any environmental easements required by local, state or federal environmental agencies, for so long as the Developer owns any Unit.



- c) Developer Easements. The Developer reserves easement rights and the right to grant easement rights over and across the RV Resort Property, including the Shared Facilities, as it may deem necessary for its use or the use of any designee of the Developer from time to time, including (i) an easement over any rooftops to place antennae, satellite dishes or other equipment and to service, maintain, replace, or relocate such items; and (ii) easement rights to provide concessions (including vending machines, ATM machines and newspaper machines) or other profitable ventures for the benefit of the Developer; and (iii) the right to grant reasonable easements for access, ingress, egress over the RV Resort Property to property adjacent to the RV Resort. The Developer reserves an easement over and across the RV Resort Property to perform maintenance on any easement space or area reserved for the benefit of the Developer. The Developer shall have the rights under this subsection for so long as the Developer holds unsold Units for lease or sale in ordinary course of business.
- d) Construction Easements. The Developer reserves easement rights over, under and across the RV Resort Property as is necessary, from time to time, for the purpose of constructing or converting improvements on the RV Resort Property, or properties located adjacent to the RV Resort Property.
- e) Easement for Construction of Marina. As described in greater detail in Section 14.5 hereof, the Marina (hereinafter defined) is a reserved development right, which the Developer may exercise in accordance with Section 14.5. In the event the Developer exercises its option to construct the marina, in addition to, and not in lieu of, any other easements, given to the Developer under the Act, an easement is hereby reserved for the benefit of the Developer and its contractor and subcontractors over and across the land for purposes of the construction of the marina (NEED NOT BE BUILT).

- f) Easements in Resort Operation Units. In any amendment to this Declaration, the Developer shall have the right, without the consent of the Owners of the Association, to provide for non-exclusive easements for ingress and egress through and/or use of any Resort Operation Unit(s) or any portion of such Resort Operation Units in favor of the Owners. Under such circumstances, the Developer shall also have the right to provide in such easement that a reasonably allocated portion of the cost of maintenance, upkeep and repair of such Resort Operation Unit(s) or portion of Resort Operation Unit(s) shall be assessed to the Owners as a Common Expense. Refer to Article 20 for additional easement rights appurtenant to the Resort Operation Units.
- 4.4 Shared Facilities Easement. The RV Resort Property has been developed and structured by the Developer in such a manner to minimize the Common Elements. Most components which are typical "Common Elements" of a development of this nature have instead been designated in this Declaration and in Exhibit "A" as Shared Facilities of Resort Operation Unit(s), as designated in Shared Facilities Easement. Pursuant to the Shared Facilities Easement, Resort Unit Owners are granted access to and use of these Shared Facilities so long as the Resort Owners pay a pro rata portion of the Shared Facilities Costs, as defined in the Shared Facilities Easement.
- 4.5 Other Easements. Other easements may have been granted over the RV Resort Property as set forth in the survey contained in Exhibit "A" attached to this Declaration.

## **5 UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND ASSOCIATION PROPERTY**

### **5.1 Units.**

- a) Description. Each Unit includes that part of the RV Resort Property containing the Unit that lies within the boundaries of the Unit, which boundaries are as follows:
- (i) Perimeter Boundaries. The perimeter boundaries of the Unit are the imaginary vertical planes beginning at surface level of the land comprising of the RV Resort Property, along and coincident to the horizontal boundaries of each Unit, as depicted on Exhibit "A" attached to this Declaration.
  - (ii) Upper and Lower Boundaries. The lower boundary of the Unit runs along the surface level of the land comprising the Unit, and the upper boundary runs parallel to the surface level of the land comprising the Unit, (40) feet above the lowest point contained on the surface level of the land of comprising the Unit.
  - (iii) Resort Operation Units. In addition to the above, Resort Operation Unit(s) shall include all Shared Facilities which are defined in the Shared Facilities Easement, and those other areas which may be more particularly set forth in Exhibit "A".
  - (iv) Effect of Exhibit "A". In any case of conflict or ambiguity between the provisions of this SubSection and the survey, floor, and plot plans of the Units and the Common Elements set forth in Exhibit "A", the contents of Exhibit "A" shall control. All items not otherwise specifically designated as a Resort Unit, Resort Operation Unit, Limited Common Element or Common Elements are Shared Facilities and shall be deemed part of the Resort Operation Unit.

- b) Material Alteration or modification. Notwithstanding the maintenance and repair responsibilities of the Owners set forth in Section 7.1, improvements, alterations and modifications to any Unit may not change the appearance of the exterior appearance of Unit or any other portion of the RV Resort unless approved by the Association upon a vote of the Owners in accordance with Section 9.7. The restrictions contained in this subsection (b) do not apply to any Resort Operation Unit.
- 5.2 Common Elements. The RV Resort has been established in such a manner as to minimize the Common Elements, most components that are typically Common Elements of a Condominium have instead been designated as Shared Facilities.
- a) Description. In addition to those items defined in Alabama Uniform Condominium Act and elsewhere in this Declaration as Common Elements, Common Elements include:
    - (i) Except for those portions of the RV Resort Property designated as part of Resort Operation Units (including all Shared Facilities which are part of Resort Operation Units), the foundations, public utility lines located on the RV Resort Property, and, except as excluded in this Section, pipes, wires or conduits located within slabs or elsewhere in the RV Resort Property.
    - (ii) Except for those portions of the RV Resort Property designated as part of Resort Operation Units on Exhibit "A", all roads, walkways, paths, trees, shrubs, yards (except such as are designated as Limited Common Elements), gardens, planter areas, and so forth, located within the RV Resort Property.
    - (iii) Except for those portions of the RV Resort Property designated as part of Resort Operation Units on Exhibit "A", any fire equipment rooms, sprinkler systems, and areas occupying the same located within the RV Resort Property.
    - (iv) All areas not designated or described as lying within the boundary of a Unit or otherwise excluded by definition and all other components of the RV Resort Property constructed or to be constructed on the RV Resort Property, rationally intended for common use or necessary to the existence, upkeep and safety of the RV Resort Property, and which are not Shared Facilities.
  - b) Material Alteration or Modification. Notwithstanding the maintenance and repair responsibilities of the Association set forth in Section 7.1, material alterations, substantial additions and modifications provided, however, that for so long as the Developer holds any Unit for sale in the ordinary course of business, no material alterations or modifications to the Common Elements may be made without the prior consent of the Developer. If a material alteration or substantial addition to the Common Elements is required by any governmental entity, such a material alteration or substantial addition to the Common Elements will be permitted with the affirmative vote of the Board in accordance with Section 9.7 and with the approval of the Developer for so long as the Developer holds any unsold Unit for sale in the ordinary course of business.

- c) Leases. The Board has the power, in its discretion and without the approval of the Owners, to lease the Common Elements, with the approval of the Developer for so long as the Developer holds any unsold Unit for sale in the ordinary course of business. The Board does not have the power to charge a use fee to the Owners for the use of the Common Elements unless such charges are approved by the Developer, for so long as the Developer holds any unsold Unit for sale in the ordinary course of business.

### 5.3 Limited Common Elements

- a) Description of Limited Common Elements Appurtenant to Resort Units. Those Common Elements reserved for the use of a certain Resort Unit or Resort Operation Units, to the exclusion of other Units, are designated as Limited Common Elements. Limited Common Elements include those items designated in this Declaration or on Exhibit "A" to be Limited Common Elements, including air conditioning, and any other areas shown on Exhibit "A" to be Limited Common Elements. No Limited Common Element appurtenant to a Resort Unit may be separately conveyed from the Resort Unit to which it is appurtenant. The provisions of this subsections do not apply to Limited Common Elements appurtenant to Resort Operation Units.
- b) Description of Limited Common Elements Appurtenant to Resort Operation Units. Those Common Elements reserved for the use of certain Resort Operation Unit or Resort Operation Units, to the exclusion of other Units, are designated as Limited Common Elements. Limited Common Elements include HVAC and air conditioning Units, and any other items designated in this Declaration or on Exhibit "A".
- c) Material Alteration or Modification. Notwithstanding the maintenance and repair responsibilities of the Association set forth in Section 7.1, material alterations, substantial additions, and modifications to the Limited Common Elements may be made by the Association upon a vote of the Owners in accordance with Section 9.7; provided, however, that for so long as the Developer holds any unsold Unit for sale in the ordinary course of business, no material alterations or modifications to the Common Elements may be made without prior consent of the Developer. If a material alteration or substantial addition to the Limited Common Elements is required by any governmental entity, such material alteration or substantial addition to the Common Elements will be permitted with the affirmative vote of the Board in accordance with Section 9.7, and with the approval of the Developer for so long as the Developer holds any unsold Unit for sale in the ordinary course of business.

### 5.4 Association Property

- a) Description. Association Property includes all personal property related to the Operation of the RV Resort that is owned or leased by the Association. Association Property does not include any private, personal or intellectual property belonging to a Management Company or any hotel or hospitality franchisor related to its Operation of the RV Resort, included Management Company's or any hotel or hospitality franchisor's trade name and the trade names of Management Company's or any hotel or hospitality franchisor's affiliates or subsidiaries.

- b) Power to Deal with Association Property: Material Alteration or Modification. The Board has the power to deal with the Association Property and to buy, sell, lease or make material alterations or modifications to the Association Property without the consent of the Owners; provided, however, that for so long as the Developer holds any Unit for sale in the ordinary course of business, any such Action requires the prior consent of the Developer. The Board does not have the power to charge a use fee to the Owners for the use of Association Property unless such charges are approved by the Developer, for so long as the Developer holds any Unit for sale in the ordinary course of business. The Association may not acquire real property other than real property conveyed to it by the Developer (if any) without a vote of the Association in accordance with Section 9.7.

5.5 Warranty Limitation.

The only warranties applicable to purchasers of Units are those that may validly be imposed by Section 35-8A-413, *Alabama Code* ("Sole Warranties"). Developer makes no other express or implied warranties whatsoever regarding the Unit, the Common Elements, any fixtures or items of personal property, or any other real or personal property whatsoever sold by Developer.

DEVELOPER MAKES THE SOLE WARRANTIES EXPRESSLY IN LIEU OF ALL OTHER EXPRESS OR IMPLIED WARRANTIES CONCERNING THE UNIT SOLD OR PREVIOUSLY PURCHASED FROM DEVELOPER, AND ANY OTHER REPRESENTATIONS, STATEMENTS OR PROMISES MADE BY ANY PERSON ARE UNAUTHORIZED AND ARE NOT BINDING UPON DEVELOPER. ALL OTHER WARRANTIES WITH RESPECT TO THE UNIT ARE HEREBY DISCLAIMED, TO THE EXTENT PERMITTED BY LAW, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OF DEALING, CUSTOM AND PRACTICE, OR OTHERWISE, INCLUDING ANY WARRANTIES OF HABITABILITY, MERCHANTABILITY, AND FITNESS FOR PARTICULAR PURPOSE.

## 6 APPURTENANCES

- 6.1 Appurtenant Interests. Each Unit has an appurtenance that is undivided share of the Common Elements and Common Surplus as more specifically described in Exhibit "D" attached to and incorporated in this Declaration. The Owner of each RV Resort Unit shall be liable for that share of the Common Expenses which equals the percentage interest in the Common Elements and Common Surplus appurtenant to the Owner's Unit. Each Unit's share of the Common Expenses and Common Surplus and each Unit's undivided interest in the Common Elements of the RV Resort shall be calculated as more specifically set forth in Exhibit "D".
- 6.2 No Partition of Common Elements. No Owner or any other person may bring, or have any right to bring, any Action for partition or division of the share of the undivided percentage interest in the Common Elements appurtenant to each Unit.
- 6.3 No Partition of RV Resort Units. No Owner or any other person may bring, or have any right to bring, any Action for partition or division of a RV Resort Unit or any appurtenance to a Unit.

## 7 MAINTENANCE

- 7.1 Responsibility. Responsibility for the maintenance of the RV Resort Property is as follows:
  - a) By the Association. Except as set forth in subsection (b), the Association must operate, maintain, repair, renovate and replace at the Association's expense, and all in accordance with the Resort Standard, as defined in the Shared Facilities Easement:
    - (i) All Common Elements, Limited Common Elements (except certain Limited Common Elements appurtenant to certain Resort Operation Units as provided in this Declaration) and Association Property, except as otherwise provided in the RV Resort Documents.
    - (ii) All Conduits, ducts, plumbing, wiring, air conditioning Units, and other Facilities for the furnishing of Utility Services, except to the extent they constitute Shared Facilities.

Subject to Article 5, the Board has the right, in its discretion and without the approval of any Owner, to modify, maintain, repair, alter, rearrange, improve, renovate, remove, or replace any or all the Common Elements or Association Property from time to time. The Common Expenses attributable to the Limited Common Elements will be Shared by the Owners as more specifically set forth in Exhibit "D".

- b) By the Owner. The responsibilities of each Owner for maintenance, repair and replacement are as follows, all in accordance with the Resort Standard, as defined in the Shared Facilities Easement:
- (i) To perform all maintenance, repairs and replacements of, in or to his or her Unit, whether structural or nonstructural, ordinary or extraordinary, foreseen or unforeseen, including maintenance, repair and replacement of the electrical (including wiring), plumbing (including fixtures and connections), fixtures and outlets, appliances, and other floor coverings, any patio or gazebos, and the entire face of the Unit lying within the boundaries of the Unit, of all personal property and fixtures located within the Unit, and of any other property belonging to the Owner. All of the foregoing will be performed by the Owner at the Owner's sole cost and expense, except as otherwise expressly provided to the contrary in this Declaration. In addition, the Owner of a Resort Operation Unit is responsible for maintaining the Limited Common Elements appurtenant to his Unit, if any.
  - (ii) To promptly report to the Association any defect or need for repairs for which the Association is responsible.
  - (iii) To bear in their entirety any expenses of repairs or replacements to the RV Resort Property occasioned by the specific use or abuse by the Owner or any Guest of the Owner.
  - (iv) To do nothing within or outside his or her Unit that interferes with or impairs, or may interfere with or impair, the provision of Utility Services, security systems, or other service or drainage Facilities or the use of these easements.
- 7.2 Management Agreement. As set forth in Section 9.9, the Association may enter into management agreements from time to time to engage the services of a management firm to carry out all or part of the maintenance and Operational duties and obligations of the Association in accordance with this Declaration, except as prohibited by Alabama Uniform Condominium Act. If a management agreement is terminated, the maintenance duties and other obligations of the RV Resort will be the exclusive responsibility of the Board until such time as a new management firm is retained.
- 7.3 Standard of Operation. The Association acknowledges that the initial Management Company has the right to use the Marks. For as long as the Management Agreement remains in effect with Management Company, the RV Resort Property will be designated a Paradise Found RV Resort or similar name, and, subject to this Section and Section 7.4, Management Company agrees to operate, manage and maintain the RV Resort Property as Paradise Found RV Resort Condominium, or similar name, in accordance with the requirements of the Resort Standard, as defined in the Shared Facilities Easement. Further, Association acknowledges that any right or license to use the Marks does not belong to the Association and is not part of the RV Resort Property. Neither Association nor the Owners have any right, title, or interest in the Marks, and neither Association nor the Owners are third party beneficiaries thereof, intended or otherwise. During the term of this Management Agreement, Management Company shall manage, operate and maintain the RV Resort Property: (i) in conformity with the Resort Standard (ii) according to the requirements imposed by Developer with respect to the use of the Marks; and (iii) in a businesslike and efficient manner.

- 7.4 Assessments to Support Maintenance of the Standard. Management Company's ability to operate the RV Resort Property in accordance with the Resort Standard is in large part dependent on the annual approval by Association of an Estimated Budget which is adequate both in terms of operating and reserve assessments to support such efforts by Management Company. In this regard, Management Company shall take such factors into account in the preparation of its annual Estimated Budget recommendations for the Board. The Association may be requested by Management Company on occasion to approve a special assessment against the Owners with respect to an item and operating expense in order for the RV Resort Property to continue to conform with the Resort Standard and requirements of Developer related to the use of the Marks, which item of operating expense is so immediate in nature that a delay in assessment of same until the next Association fiscal year is not practicable. Failure by Association to approve with an Estimated Budget recommendation or a requested special assessment in this regard may result in termination of the Management Agreement by Management Company and/or loss of the Marks in connection with the RV Resort Property as more specifically addressed in the Management Agreement. Association acknowledges that the Management Company's right to use the Marks, is subject to termination, among other things, for failure to operate the RV Resort Property in accordance with the Standard and for a variety of customary business grounds, including Association's bankruptcy or insolvency, liability for a large adverse court judgment, failure to properly identify the RV Resort, improper use of the Marks, or dissolution or liquidation of the Association.
- 7.5 Association's Access to Units. The Association and Management Company have the irrevocable right of access to each Unit during reasonable business hours when necessary for: (i) inspecting, maintaining, repairing, replacing, or operating the Common Elements or any portion of a Unit maintained by the Association; and (ii) making emergency repairs to prevent damage to the Common Elements or to another Unit; (iii) upon reasonable notice to the Unit's Owner and current occupant.

## **8 ASSESSMENTS AND COMMON EXPENSES**

### **8.1 Assessments**

- a) Common Expenses. Common Expenses include the following:
- (i) Expenses of administration and management of the RV Resort Property Association Property, and of the Association, including compensation paid by the Association to the Management Company, accountant, attorney, or other employee or independent contractor.
  - (ii) Expenses of maintenance, Operation, repair, and replacement of the Common Elements, as determined by the Board from time to time, as well as all other costs and expenses properly incurred by the Association.
  - (iii) Expenses declared Common Expenses by the provisions of the RV Resort Documents of Alabama Uniform Condominium Act.
  - (iv) Any valid charge against the RV Resort Property as a whole.
  - (v) All costs and expenses incurred by the Association in connection with regulatory compliance.



- (vi) All reserves for replacement and maintenance of the RV Resort Property as required by the Alabama Uniform Condominium Act or as deemed necessary or desirable by the Board or the Association.
  - (vii) Casualty, flood and wind, liability insurance or other insurance covering the Common Elements and Limited Common Elements, Association Property, or the Association, its members, officers, and Directors, including the cost of paying any premiums and deductibles.
  - (viii) The costs of a master antenna television system or duly franchised cable television service obtained pursuant to a bulk contract.
  - (ix) Any other expense incurred in the nominal Operation and Maintenance of the Units, Common Elements, Limited Common Elements, and Association Property that cannot be attributed to a particular Owner or group of Owners.
  - (x) Any and all costs, charges, fees, payments, expenses and expense reimbursements required by the Shared Facilities Easement, including, without limitations, all Shared Facilities Costs allocated to Owners of the Association.
  - (xi) The costs of any Fidelity Insurance coverage that is carried in the name of the Association for all officers, Directors and employees of the Association and all other personas handling or responsible for the funds of the Association.
  - (xii) The costs of the Operation, maintenance and replacement of any surface water management system Facilities.
- b) Assessments for Common Expenses. Owners of Units are responsible for Common Expenses in the proportions set forth in Exhibit "D". Assessments will be billed to an Owner on a monthly basis. The mailing and collection of assessments against each Owner for Common Expenses, for any costs or expenses for which an individual Owner may be solely responsible pursuant to the RV Resort Documents, and for reserves as may from time to time be established by the Association, will be accomplished pursuant to the Bylaws and the Management Agreement, subject to the following provisions:

- (i) Interest: Application of Payments. Assessments and installments on assessments paid on or before ten (10) days after the date when due will not bear interest, but all sums not paid on or before ten (10) days after the date when due will bear interest at the highest rate permitted by law from the state when due until paid. In addition, the Association may charge an administrative late fee for each delinquent installment in the amount of the greater of twenty-five dollars (\$25.00) or five percent (5%) of each delinquent installment. The Association may use the services of a collection agency for collection of delinquent accounts and to charge and impose a lien against the delinquent Owner for such costs in accordance with Alabama Uniform Condominium Act and the RV Resort Documents. All payments will be first applied to interest, administrative late fees, costs and reasonable attorneys' fees incurred in collection (including any incurred in all bankruptcy and probate proceedings), and then to the assessment payment first due. The Board has the discretion to increase or decrease the amount of the administrative late fee or interest rate within the limits imposed by law; provided, however, that the increase or decrease must be made effective by amending the RV Resort Rules and Regulations and notifying the Owners of same by regular mail addressed to each Owner at the last known address of each Owner as set forth in the Association's books and records. Notwithstanding any provision of this paragraph to the contrary, the Board has the power to waive any late fees or interest that accrue as a result of delinquent payment.
- (ii) Lien for Assessments. The Association will have a lien against each RV Resort Unit for any unpaid assessments and for interest, which lien will also secure any late charges, reasonable attorneys' fees and costs incurred by the Association incident to the collection of the assessment or enforcement of such lien (including those incurred in all-bankruptcy and probate proceedings), whether or not legal proceedings are initiated. The lien is effective from and after recording a claim of lien with the Judge of Probate of Mobile County, Alabama, stating the legal description of the Unit, the name of the Owner of record, the name and address of the Association, the amounts claimed to be due, and the due dates. The lien will continue in effect until all sums secured by the lien are fully paid or until such time as is otherwise permitted by law. Claims of lien must be signed and verified by an officer of the Association, or by an authorized agent of the Association. On receipt of full payment, the party making payment is entitled to a recordable satisfaction of lien, to be prepared and recorded at such party's expense. All such liens may be foreclosed by suit brought in the name of the Association in the same manner as a foreclosure of a mortgage on real property, or as otherwise provided by applicable law. The Association may also sue to recover a money judgment for unpaid assessments without waiving any claim of lien.

A lien under this Section is prior to all other liens and encumbrances on a Unit except (i) liens and encumbrances recorded before the recordation of the Declaration, (ii) a first security interest on the Unit recorded before the date on which the assessment south to be enforced became delinquent, and (iii) liens for real estate taxes and other governmental assessments or charges against the Unit, in accordance with Section 35-8A-316(b), *Alabama Code*. The lien is also prior to the mortgages and deeds of trust described in clause (ii) above to the extent of the common

expense assessments based on the periodic budget adopted by the Association which would have become due in the absence of acceleration during the six months immediately preceding institution of an Action to enforce the lien.

Any share of the Common Expenses or assessments chargeable against any such foreclosed RV Resort Unit or against any RV Resort Unit transferred in lieu of foreclosure remaining unpaid after the application of this subSection will be deemed a Common Expense to be paid in the same manner as other Common Expenses by all the Owners.

Nothing in this Declaration may be construed as a modification of any rights or remedies of the Association pursuant to Alabama Uniform Condominium Act, except to the extent that the RV Resort Documents allow additional remedies, to the extent that such additional remedies are permitted by law, and except as to Mortgagees as provided above.

- (iii) Personal Liability for Unpaid Assessments. Each Owner and any successor in title or interest to such Owner is personally liable for all assessments made against the Unit pursuant to this Declaration or Alabama Uniform Condominium Act, and the Association may bring an Action for money judgment against a delinquent Owner or successor in title or interest to such Owner to collect all sums due the Association, including interest, late charges, costs, collection fees and reasonable attorneys' fees, including those incurred in all bankruptcy and probate proceedings. If a Unit is owned by more than one person or entity, such Owners will be jointly and severally liable for all assessments made against their respective Unit. The liability for assessments may not be avoided by waiver of the use or enjoyment of any Common Element or by abandonment of the Unit for which the assessments are made. Any person acquiring title must pay any delinquent amounts owed to the Association within 30 days after transfer of title.
- (iv) Payments of Assessments. No Owner may without payment of any regular or special assessment, or any portion of such regular or special assessment, because of any dispute which may exist between that Owner and the Association, the Board, the Management Company, or the Developer, or among any of them, but rather each Owner must pay all assessments when due pending resolution of any dispute. Except as required by applicable law, including Alabama Uniform Condominium Act, there shall be no requirement of presentment, notice, or demand.
- c) Specific Charges. The Board shall have the power to levy a specific charge against a particular Unit or Units constituting less than all Units, to cover the costs, including reasonable overhead and administrative costs, of providing benefits, items, or services to the Unit or occupants thereof upon request of the Owner pursuant to a menu of special services which the Board may from time to time authorized to be offered to Owners (which might include maid service, linen service, handyman service, pest control, Security Service, Courier service, etc.), which charges may be levied in advance and provision the requested benefits, item or service is it deposit against charges to be incurred by the Owner.
- 8.2 Required Reserve Funds and Working Capital Fund. Assessments levied by the Association shall include an adequate reserve fund for maintenance, repair and replacement of those Common Elements and Limited Common Elements that must be replaced or repaired on a periodic basis and may be payable in regular installments rather than by special assessments. Also, a working capital fund shall be established and each Unit Owner purchasing a Unit from the Developer shall pay a one time assessment equal to 3-months assessment of Common Expenses at the time of closing the purchase by each Owner of a Unit to be used by the Association as working capital, the balance of which shall be transferred to a segregated fund upon Developer's transfer of control of the Association to the Unit Owners. The Developer is prohibited from using the working capital funds to defray any of its expenses, reserve contributions or construction costs or to make up any budget deficits while it is in control of the Association. The Developer is exempt from Reserve Funds and Working Capital Funds as long as the Developer maintains Ownership of the Unit.
- 8.3 Common surplus. Each Owner owns a share of any common surplus attributable to each Unit owned in accordance with Section 6.1.

- 8.4 Refunds of common surplus. Refunds of all or a portion of any common surplus to the Owners shall be proportionate shares. Such a refund shall only be made upon a determination by the Board that the refund is both appropriate and desirable.
- 8.5 Certificate. An Owner may require from the Association a certificate showing the amount of unpaid assessments against that Owner with respect to that Owners RV Resort Unit. The holder of a mortgage or other lien has the same right to require a certificate as to any RV Resort Unit on which it has a lien.
- 8.6 Fines. Open for each violation of any of the RV Resort documents, the Board may levy against the offending Owner a sum of up to \$500 per violation or such higher amount as may be then allowed by applicable law. This remedy is in addition to, and not in lieu of, the remedies provided in the RV Resort documents or applicable law. An Owner against whom a fine is seen to be levied will be afforded an opportunity for hearing in accordance with Alabama law, as required by Alabama law.
- 8.7 Unsold Units: Notwithstanding the provisions above, no assessments shall be imposed by the Association against the Developer as the Owner of unsold Units. The Developer shall be solely responsible for the maintenance, repair, and operation of the unsold Units.

## **9 THE ASSOCIATION**

The powers of the Association include those set forth in the Articles of Incorporation and the Bylaws, as amended from time to time, Alabama Uniform Condominium Act, and those powers which a corporation not-for-profit in the state of Alabama may exercise. In addition, the Association will operate the RV Resort and will fulfill its functions pursuant to the following provisions:

- 9.1 Membership in Association. Membership of each Owner in the Association is appurtenant to each Unit. Each Resort Unit and each Resort Operations Unit will have appurtenant to it, one (1) vote in the Association. Where a Unit Owner is owned by more than one Owner, the Co-tenants of the Unit must file a voting certificate with the Association, in accordance with the Articles of Incorporation and the Bylaws, setting forth which Co-tenant is designated to cast the vote for that Unit.
- 9.2 Articles of Incorporation. A copy of the initial Articles of Incorporation is attached as Exhibit "B" And incorporated in this Declaration.
- 9.3 Bylaws. A copy of the initial Bylaws is attached as Exhibit "C" and incorporated in this Declaration.
- 9.4 Limitation on liability of Association. Notwithstanding the duty of the Association to maintain and repair portions of the RV Resort Property, the Association is not liable to Owners or guests for injury or damage, other than the cost of maintenance and repair caused by any patent or latent condition of the property to be maintained and repaired by the Association or caused by the elements, the Association, the Associations maintenance or lack thereof, or other Owners or persons. Further, the Association is not liable for any such injury or damage caused by defects in design or workmanship, or any other reason connected with any additions, alterations or improvements or other Activities done by or on behalf of any Owners regardless of whether or not the same have been approved by the Association pursuant of this Declaration.
- 9.5 Restraint on assignment of shares and assets. Each Owner's share in the funds and assets of the Association cannot and may not be assigned, hypothecated, or transferred in any manner except an appurtenance of the Owner's Unit.

- 9.6 Transfer of control of Association. Owners other than the Developer are entitled to elect members of the Board at such time as are prescribed by this Section and Section 35-8A-303, *Alabama Code*. The Developer will designate the initial members of the Board. The Developer will continue to designate from time to time all Developer positions on the Board until such time the Developer is no longer entitled to elect or designate a Director in accordance with Section 35-8A-303, *Alabama Code*; provided, however, that nothing in this Declaration may be construed to preclude the Developer from relinquishing control of the Board at any earlier time that Developer may so elect: In accordance with Section 35-8A-207( c ), *Alabama Code*, the Owners of Resort Units will be entitled to elect three (3) members of the Board and the Owners of the Resort Operation Units will be entitled to elect two (2) Members of the Board. Only the Resort Unit Owners shall vote for the seats that may be elected by the Resort Unit Owners, and only the Resort Operation Unit Owners shall vote for seats that may be elected by the Resort Operations Units Owners. If the Developer voluntarily surrenders the right to appoint and remove officers and members of the Board before termination of that, the Developer may require, for the duration of the period of Developer control, that specific Actions of the Association or Board, as described in a recorded instrument executed by the Developer, be approved by the Developer before they become effective. In accordance with Section 35-8A-303, *Alabama Code*, unless applicable law is subsequently amended to permit a longer period of control of the Board by the Developer (in which case such applicable law will govern at the option of the Developer and the Developer may amend this Declaration to provide for such longer period):
- a) the Developer may continue to designate from time to time all the Developer positions on the Board until the earliest of the following (“termination of Developer control event”):
    - (i) Sixty (60) days after conveyance of seventy-five percent (75%) of the Units which may be created to Resort Unit Owners other than declarant.
    - (ii) *Two (2) years after declarant has ceased to offer Units for sale in the ordinary course of business; or*
    - (iii) *Two (2) years after any development right to add new Units was exercised.*
  - b) Alabama law requires the following:
    - (i) *not later than ninety (90) days after conveyance of twenty-five (25%) of the Units which may be created two-Unit Owners other than the Developer, at least one (1) member and not less than twenty-five percent (25%) of the members of the Board must be elected by Resort Unit Owners other than the Developer.*
    - (ii) *Not later than ninety (90) days after conveyance of fifty percent (50%) of the Units which may be created to Resort Unit Owners other than the Developer, not less than thirty-three and one-third percent (33 1/3%) percent of the members of the Board must be elected by Resort Unit Owners other than the Developer.*

To meet these requirements, at such time as Owners other than the Developer are entitled to elect not less than twenty-five percent (25%) of the members of the Board, the Owners of Resort Units other than the Developer show me entitled to elect two (2) of the three (3) Directors allocated to

the Resort Units as set forth in this Section (which is forty (40) percent of the members of the Board).



- c) Upon a termination of Developer control event, the Owners of the Resort other than the Developer will be entitled to elect three (3) members of the Board and the Owners of Resort Operation Units will be entitled to elect two (2) members of the Board. The Board shall elect the officers. The Board members and the officers shall take office upon election.
  - d) Notwithstanding any provision of the Declaration or Bylaws to the contrary, the Resort Unit Owners, by a two-thirds (2/3) Vote of all persons present in person and entitled to vote at any meeting of the Unit Owners at which a quorum in person is present, may remove any member of the Board with or without cause, other than a member appointed by the Developer.
- 9.7 Acts of the Association. Unless the approval or Action of a certain specific percentage of Owners or of the Board is specifically required in this Declaration, the Articles of Incorporation, or Bylaws, applicable Rules and Regulations or applicable law, all approvals or Actions required or permitted to be given or taken by the Association will be given or taken by a majority of the Board present and voting at a duly called or constituted meeting at which a quorum is present, without the consent of the Owners. The Board may also approve an Act through the proper officers of the Association without a specific resolution. When an approval or Action of the Owners is permitted to be given or taken under the RV Resort documents or applicable law, unless specifically provided otherwise, all such approvals or Actions required or permitted to be given or taken will be given or taken by a majority of the votes present and voting at a duly called and constituted meeting of the Association at which a quorum is present, including any votes attributed to Units owned by the Developer unless prohibited or restricted by law or by the RV Resort documents.
- 9.8 Effect on Developer. So long as the Developer holds any unsold Units for sale in the ordinary course of business none of the following Actions may be taken by the Association without prior approval of the Developer”:
- (i) assessment of the Developer as an Owner for capital improvements.
  - (ii) any Action that would be detrimental to the sales of Units by the Developer as determined by the Developer or the assignment of Limited Common Elements to Resort Operation Units by the Developer for consideration; provided, however, that an increase in assessments for common expenses without discrimination against the Developer will not be deemed to be detrimental to the sales of unsold Units.
- 9.9 Management agreement. The Association is authorized to contract the management of the RV Resort, and to delegate to such contractor all powers of duty of the Association except such as are specifically required by the RV Resort documents or applicable law to have approval of the Board or the members of the Association.

- 9.10 Association powers of merger; Operations of other Condominiums. In the event this RV Resort is merged pursuant to Alabama Uniform Condominium Act and Article 21 with another separate and independent Condominium to form a single Condominium, the Association is expressly empowered to manage and operate the resulting single Condominium as provided in the Alabama Uniform Condominium Act and this Declaration. The Association is also specifically empowered to manage, operate, and maintain any other separate and independent Condominiums that the Board will elect to manage, operate, and maintain from time to time in accordance with the Alabama Uniform Condominium Act, this Declaration, and the Declaration of Condominium of the other separate and independent Condominium. If the Association manages, operates or maintains any independent Condominiums other than the RV Resort, the Association will maintain the books, records, accounts and funds of such other Condominiums separate and apart from the books, records, accounts and funds from the RV Resort.
- 9.11 Title of property. The Association has the power to acquire title to and hold, convey or mortgage Association Property.
- 9.12 Shared Facilities. The Association shall be the entity responsible for the Operation of the Common Elements and the Association property, but not the Shared Facilities, as the Shared Facilities are part of the Resort Operation Units.

## **10 INSURANCE**

Notwithstanding obligations set forth below, in accordance with the Shared Facilities Easements, the Resort Operation Unit Owner is obligated to ensure all Shared Facilities and name the Association as an additional insured. Commencing not later than the time of the first conveyance of a Unit to an Owner other than the Developer, the Association shall maintain or shall cause the Management Company to maintain insurance upon the RV Resort Property to the extent reasonably available, as required in Section 35-8A-313, *Alabama Code*.

Fidelity insurance coverage will be carried in the name of the Association for all Officers, Directors and Employees of the Association and all other positions handling or responsible for funds of the Association. The total amount of fidelity bond coverage will be in at least the amount required for each such officer, Director or employee by law.

## 11 RECONSTRUCTION OR REPAIR AFTER CASUALTY

- 11.1 Determination to Restructure or Repair. Subject to the immediately following paragraph, in the event of damage to or destruction of the insured property as a result of fire or other casualty, the RV Resort shall be repaired or replaced unless:
- a) the Condominium is terminated, in which case Section 35-8A-218, *Alabama Code* applies.
  - b) repair or replacement would be illegal under any state or local statute or ordinance governing health and safety, Or
  - c) Eighty Percent (80%) of the Resort Unit Owners, including every Owner of a Unit or assigned Limited Common Element which will not be rebuilt, voted not to rebuild. The cost of repair or replacement in excess of insurance proceeds and reserves is a common expense.

If the entire RV Resort is not repairable or replaced, (i) the insurance proceeds attributable to the damaged Common Elements must be used to restore the damaged area to a condition compatible with the remainder of the Condominium, (ii) except to the extent that other persons will be distributees under Section 35-8A-205 (a)(12)(ii), *Alabama Code*.

- (i) *The insurance proceeds attributable to Units and Limited Common Elements which are not rebuilt must be distributed to the Owners of those Units and the Owners of the Units to which Limited Common Elements were allocated, or to lien holders, as their interest may appear; and*
- (ii) *The remainder of the proceeds must be distributed to all the Resort Unit Owners or lien holders, as their interest may appear, in proportion to the Common Element interest of all the Units.*

If the Resort Unit Owners vote not to rebuild any Unit, the Unit's allocated interests are automatically reallocated upon the vote as if the Unit had been condemned under Section 35-8A-107(a), *Alabama Code*, and the Association promptly shall prepare, execute, and record an amendment to the Declaration reflecting the reallocations.

- 11.2 Plans and Specifications. Any reconstruction or repair must be made substantially in accordance with the plans and specifications for the original improvements and then applicable building and other codes; or if not, then the accordance with the plans and specifications approved by Resort Operation Unit Owners, provided, however, that if any reconstruction is undertaken, the same shall be undertaken in such a manner to restore the Units to substantially the same condition they were in prior to the occurrence of the casualty.
- 11.3 Assessments. If the proceeds of the insurance are not sufficient to defray the estimated costs of reconstruction and repair to be affected by the Association, or if at any time during reconstruction and repair, or upon completion of reconstruction and repair, the funds for the payment of the costs of reconstruction and repair are insufficient, assessments shall be made against the Owners by the Association (which shall be deemed to be assessments made in accordance with, and secured by the lean rights contained in this Declaration) insufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to the insured property shall be in proportion to all of the Owners respective allocated interests.
- 11.4 Benefit of mortgagees. Certain provisions of Article 12 are for the benefit of mortgagees of Units and maybe enforced by any of them.

## **12 USE RESTRICTIONS**

The use of the RV Resort Property will be in accordance with the following provisions so long as the RV Resort exists:

12.1 Personal Resort Use Restriction. The use of the RV Resort Property shall always be in accordance with any and all applicable local zoning ordinances and state law requirements. Use of all Resort Units and the Facilities of the RV Resort by Owners is Limited solely to the personal Resort use of Owners and their guests for residential uses by corporations and other entities owning such Units. Use of the Resort Units or the Facilities of the RV Resort by Owners for commercial purposes or any purposes other than personal use described in this Declaration is expressly prohibited. "Commercial purpose" includes, but is not Limited to, use by an Owner that the Board, in its discretion, could reasonably conclude constitutes a commercial enterprise or prActice; provided, however, that commercial purpose does not include rental of the Unit to a transient guest as permitted by this Section 12.1.

The RV Resort has been established in such a manner as to minimize the Common Elements, most components that are typically Common Elements of a Condominium have instead been designated as part of the Shared Facilities.

12.2 Common Elements, Limited Common Elements, and Shared Facilities. The Common Elements, Limited Common Elements, and Shared Facilities may be used only for the purpose for which they are intended and the furnishing of services and Facilities for the enjoyment of and use by the Owners, except as approved by the Board. The restrictions of this Section do not apply to the Developer or the Owners of Resort Operation Units.

12.3 Nuisances. No nuisance will be allowed on the RV Resort Property, nor any use or practice that is the source of annoyance to Owners or which interferes with the peaceful possession improper use of the RV Resort Property by the Owners. All parts of the RV Resort will be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage will be allowed to accumulate, nor any fire hazard allowed to exist. All Common Elements will be kept free for their intended use and must in no event be used as storage areas, either on a temporary or permanent basis. No Owner may make or cause to be made any noises, or use musical instruments, radios, televisions, amplifiers, or other such equipment in a manner that may tend to disturb other Owners. No Owner may permit any use of the RV Resort Property that will increase the cost of insurance on the RV Resort Property. The restrictions in this Section do not apply to (i) the Developer or the Owner of the Resort Operation Unit with respect to its ordinary Operation of its commercial Activities on the RV Resort or in RV Resort Operational Units; (ii) the Association or Management Company with respect to the ordinary Operation, maintenance or management of the RV Resort Property; or (iii) the hotel Operations, if any, being conducted at the RV Resort Property. It is expressly contemplated that Resort Operation Units may be operated as commercial spaces containing stores, restaurants, ticket desk, entertainment areas, and other public establishments which may have night time hours of Operation in which may result in noise or light levels in excess of levels typically occurring in areas consisting solely of residential accommodations; nothing contained in these use restriction shall be deemed for prohibit such commercial activities for Resort Operation Units.

- 12.4 Lawful use. No immoral, improper, offensive, or unlawful use may be made of the RV Resort Property, and all laws, zoning ordinances, and Regulations of all governmental bodies having jurisdiction must be observed. The party that is responsible for satisfying their requirements, directives, orders, and restrictions of governmental bodies for maintenance, modification, or repair of the RV Resort Property or a Unit will be the same party that is responsible for the maintenance and repair of the property concerned.
- 12.5 Signs. No signs, notice, other display, or advertising may be posted, displayed, maintained, inscribed, painted, or affixed to any part of the RV Resort Property, on the outside of a recreational vehicle, or in the window of any vehicle parking on the RV Resort Property without the prior written approval of the Board, except for those displayed on behalf of the Developer or its designees in accordance with its rights under this Declaration. The restrictions of the Section do not apply to the Developer or the Owners of Resort Operation Units.
- 12.6 Solicitation. No solicitation of any kind, whether commercial, religious, educational, or otherwise, may be conducted anywhere on the RV Resort Property unless specifically authorized in advance and in writing by the Board, except for the Activity permitted to be performed by Developer or its designees in accordance with its rights under this Declaration. The restrictions of this Section do not apply to the Developer or the Owners of Resort Operation Units.
- 12.7 Check in. For security purposes, Owners must check in at the front desk located within the Welcome Center to register with the Association or Acting Management Company to the extent such Management Company is permitted utilization of the Welcome Center by the Owner of the Resort Operation Unit. Furthermore, any Owner who has leased or rented his Unit must (i) require the lessee to check in at the front desk located within the Welcome Center to register with the Association or acting Management Company; and (ii) provide the name of the legacy to the Management Company at least 24 hours prior to the lessee's check-in.
- 12.8 Parking and storage. All boats, bicycles, equipment or other such similar items shall be kept as to conceal them from view of neighboring property and any roads or streets. Two licensed motor vehicles, in addition to a recreational vehicle, may be parked upon Resort Units. The restrictions of this Section do not apply to the Developer or the Owners of Resort Operation Units.
- 12.9 Trash and rubbish. Rubbish, trash and garbage shall not be burned nor allowed to accumulate on any Unit or on the RV Resort Property and shall be stored in secure containers. An Owner shall be responsible for the disposal of all rubbish, trash, garbage, cigarette butts, BBQ ashes, or any other litter on Owner's Units by disposing it in trash disposal receptacle area designated by the Board or placing it outside their Unit at trash pickup times designated by the Association or the Management Company.

12.10 Laundry Facilities. No clothes, sheets, blankets, laundry or other such Articles shall be hung out or exposed outside any recreational vehicle. Outside clotheslines or other outside Facilities for drying or airing clothes shall not be erected, placed or maintained on any portion of the RV Resort Property. No washing machines or dryers shall be kept or maintained on any unit.

12.11 Pets. An Owner may have Pets. An Owner may have common domestic pets. No horses, hogs, pigs, cattle, goats, sheep, snakes, or other reptiles, chicken or other fowl, or poultry shall be permitted. Pitbull dogs, rottweilers, Doberman, pinschers, or other similar breeds which may, in the sole discretion of the Board, have the potential for vicious or dangerous behaviors are prohibited. No pet may be kept, bred, or maintained for any commercial purpose whatsoever or become a nuisance or annoyance to other Owners. Numbers in the excess of a total of two household pets (other than aquarium kept tropical fish) shall prima facia be considered unreasonable.

Notwithstanding the following provisions of this Section permitting common domestic pets, no reptiles, animals, birds or other pets may be kept, raised or maintained on the RV Resort Property under circumstances which, in the good faith judgment of the Board, constitutes an unreasonable annoyance, nuisance, or safety hazard to Owners and their respective guests and invitees or an unreasonable interference with the comfortable in quiet use, occupancy and enjoyment of the RV Resort Property. in furtherance of the foregoing, no pet shall be permitted to make any unreasonable amount of noise, disturb the peace, or otherwise become an annoyance or nuisance. Owners must pick up all solid waste of their pets and dispose of such waste properly and appropriately. All pets (including cats) must be always leashed or carried by hand when outside a Unit. No pet shall be left unattended outside of a recreational vehicle. Service animals may accompany a disabled person with certification for the service animal and without payment of any pet fee or other surcharge.

12.12 Antennas and satellite dishes. No exterior antennas, aerials, satellite dishes, or other apparatuses for the transmission or reception of television, radio, satellite, or other signals of any kind may be allowed on the RV Resort Property exceeding 1 meter in diameter, unless otherwise approved in writing by the Board. Notwithstanding the restrictions contained in this Section, the Owners of the Resort Operation Units or upon roof of structures containing the Resort Operation Units, may placed such antennas or satellite transmission receivers upon Resort Operation Units. No electrical or other equipment may be operated on the RV Resort Property with interference with television signal reception, except for permanent equipment on the Resort Operation Units.

12.13 Campfires. Campfires may be burned only in designated fireplaces and BBQ pits where available the Association or Management Company may prohibit or restrict campfires when hazardous fire conditions exist remember, campfires must be extinguished and “dead out” when leaving a campfire or barbecue area.

- 12.14 Propane tanks. Only propane tanks utilized in connection with BBQ grills or other approved added elements associated with Resort Units, motor vehicles and recreational vehicles as attached for the manufacturer of the same shall be permitted on a Unit. The use and storage of propane tanks must be in compliance with applicable Rules and Regulations, applicable laws, Rules and governmental regulations.
- 12.15 Waste tanks. Self-contained vehicle waste storage tanks must have the outlet plugged, except when hooked up to the sewer connection or when unloading into a dump station.
- 12.16 Vegetation. Owners or guests of such Owner may not cut the natural vegetation or in any way destroy the plant life surrounding any Unit or Common Element Area.
- 12.17 Weapons. For the protection and safety of all individuals on the RV Resort Property, Owners or guests of such Owners may not carry outside Owner's recreational vehicle or any other vehicle, any rifle, pistol, air gun, bow and arrow, slingshot, handgun, or other forms of deadly weapons anywhere on the RV Resort Property.
- 12.18 Alteration or damage. No Owner or guest of such Owner may alter the Common Elements or the face of the Units except for permanent alterations made in accordance with this Declaration. No Owner or guest of such Owner may deface, mar, or otherwise damage any part of the RV Resort Property. In the event of non-permanent alteration or damage, the Owner for itself or on behalf of any non-paying guest of such Owner will be liable for the cost of restoration or repair. If a Unit or facility is rendered unusable due to the intentional or negligent Act or omission of an Owner or guests of such Owner, the Owner also will be responsible for the costs of securing alternative accommodations or Facilities of comparable quality and location until the damaged accommodations or Facilities are repaired. All Owners must maintain such Owner's Unit in accordance with the Resort standard, as defined in the Shared Facilities easement.
- 12.19 Decks, patios and awnings. A deck, patio or awning, whether uncovered or covered by a roof or semi-permanent cover and whether open sided, not fully enclosed or partially enclosed, not attached to the recreational vehicle, may not be longer or higher than the recreational vehicle, and may not exceed 8 feet in width unless approved by the Association.



- 12.20 Setbacks. Recreational vehicles shall be located on Units in compliance with all governmental setback requirements and Rules and Regulations established by the Board. In no event is a recreational vehicle or other structure to be located within 3 feet of the rear of the Unit, 10 feet of the roadside boundary of the Unit, or 2 1/2 feet from any other side of a Unit.
- 12.21 Tents and other structures. No tents, sheds, or other structures may be used at any time on the RV Resort Property, except for any gazebos that are constructed by the Developer. This rule does not apply when events are being held at the RV Resort Property.
- 12.22 Minor restrictions. Guests under the age of 18 must be accompanied by an adult while in residence at the RV Resort.
- 12.23 Outside lighting. Except as installed by the Developer, no spotlights, floodlights or similar high intensity lighting shall be placed or utilized upon any Unit which in any way allows light to be reflected on any other Unit, or any improvement thereon, or upon any common element.
- 12.24 RV Resort Rules and Regulations. Reasonable Rules and Regulations concerning the use of RV Resort Property may be promulgated and amended from time to time by the Board in the manner provided by the Bylaws.
- 12.25 Developer's use. The Developer may make such use of the RV Resort Property as may facilitate the sale or lease of Units or interest in other properties developed by the Developer or its affiliates, including showing of property and the display of signs and other promotional devices.

12.26 Leases. Entire Units may be leased by the Unit Owners (A management fee will be associated with any Unit Owner leasing his/her Unit); provided, however, that any such lease and the rights of any tenant thereunder are 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. Further, all leases must be in writing, with a copy provided to the Association upon request by the Association. These restrictions on use shall be a covenant running with each Unit, creating a burden on each single Unit and Unit Owner for the benefit of every other Unit and Unit Owner. Notwithstanding anything contained in this Section 12.26 to the contrary, each Owner shall be responsible for the Actions of his tenants and nothing herein or in any such lease shall relieve an Owner of his obligations under the Condominium Documents. Each Unit Owner who has or who shall lease his Unit irrevocably empowers and authorizes the Association or its Managing Agent to enforce the Rules and Regulations 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, the Condominium Documents, or any contract for lease. The Association, the Board or its managing agent shall not become liable to any Unit Owner or sublessor or other party for any loss of rents or other damages resulting from the reasonable exercise of the provisions of this Section. The provisions of this Section shall not be applicable to the Developer who is irrevocably empowered without any limitation at all times, whether for permanent or temporary occupancy to sell, lease or rent unsold Units for any period and under any terms to any lessees or purchasers or transferees with the right to take any action necessary to consummate the sale or rental of said Units, including, but not Limited to, the right to maintain model Units, post signs, have employees in the offices maintained in the Condominium buildings, use the Common Elements and show Units to prospective tenants. Sales and rental office signs and all items pertaining to the rental or sale of Units shall not be considered Common Elements and shall remain the property of the Developer.

12.27 Improvements. Without limiting the generality of Article 12 of this Declaration, but subject to any provision of this Declaration specifically permitting same, no Owner may cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, or windows of the RV Resort (including awnings, signs, storm shutters, screens, window tinting, furniture, fixtures and equipment), without the prior written consent of the Board. Notwithstanding the foregoing, any Owner may display one portable, removable United States flag in a respectful manner and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and veteran's day, may display any respectful way Portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, National Guard, or Coast Guard. The restrictions of this Section do not apply to the Developer or the Owners of Resort Operation Units.

- 12.28 Evacuation orders. In the event an emergency evacuation order is made by an appropriate state, county, or other governmental authority, whether voluntary or mandatory, the Association may implement an emergency plan in order to protect all Owners, the Resort Property and the Association Property. The emergency plan will be communicated to Owners staying at the RV Resort when implemented and may require that Owners vacate the RV Resort Property and find safer alternative accommodations at the Owner's sole expense. All Owners must adhere to the Association's emergency plan when implemented.
- 12.29 Timeshare estates. The Developer reserves the right to create an offer for sale timeshare or fractional interest Units in the RV Resort. The minimum duration of the recurring periods of rights of occupancy that may be created with respect to any and all Units in a recurring right to one week use for each timeshare or fractional interest in each Resort Unit for the duration of the RV Resort; however, the Developer reserves the right to create or allow the creation of large fractional interest in each Resort Unit with a maximum size of 1/4 interest in each Unit. If the Developer exercises the right described in Section 12.29, the Developer reserves the right to unilaterally amend the Declaration to provide the implementation, creation, and Operation of a functional plan in the sale of functional interests, which constitute timeshare estate under Alabama Law. No Unit may be committed to any timeshare plan, exchange company, multi-site club, membership club, non-equity clubs, or equity club by any person or entity other than the Developer without the Developer's prior written approval, and Developers sole and absolute discretion.

**Timeshare or fractional interests may be created with respect to Resort Units in this RV Resort.**

- 12.30 Relief by Board. The Board has the power (but not the obligation) to grant relief and appropriate circumstances for the provisions of specific restrictions contained in Article 12 or the RV Resort Rules and Regulations for good cause shown.
- 12.31 Windows of recreational vehicles. No reflective material, including, but not Limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be permitted on any recreational vehicle so as to be visible from outside the recreational vehicle. The restrictions imposed on this Section do not apply to the Developer or Resort Operational Units.
- 12.32 Smoking. Smoking is prohibited inside any Resort Operation Unit. Any violation of this Section shall carry a fine levied by the Association at an amount pursuant to its discretion, and the Owner of any such Unit shall be subject to a damage fee levied by the Association at an amount equal to recoup the costs of the Association expended to replace filters, clean ventilation systems, floors, hallways, ceilings and for any other necessary remediation.
- 12.33 Dispute over Resort Operation Units. In the event of any doubt, conflict or dispute as to whether any portion of the RV Resort Property or Common Elements are or are not part of the Resort Operation Units under this Declaration, Resort Operation Unit Owners may, without the consent of the Association or then existing Owners or mortgages, record in the public records of Mobile County, a supplemental Declaration resolving such issues and such supplemental Declaration shall be dispositive and binding.
- 12.34 Condition of recreational vehicle. All recreational vehicles on Resort Units must be in good working order and in attractive condition, so as not to distract from the RV Resort. In no event shall any recreational vehicle be older than 20 years, measuring from January 1st of the current year, shall be permitted on the Resort Unit.

### **13 ALIENABILITY OF RV RESORT UNITS OR OWNERSHIP INTERESTS**

- 13.1 Alienability Restrictions. The right of Owners to sell, transfer, assign, or mortgage their RV Resort Unit is not subject to the approval of the Association. Accordingly, a proper transfer or conveyance of the RV Resort Unit will not require the written approval of the Association. Notwithstanding the prior sentence, an Owner is required to notify the Association of the sale of his RV Resort Unit and to provide the Association with a copy of the recorded deed of conveyance into any new Owner. Rental of Units is governed by Article 12. In accordance with Section 35-8A-403(14) *Alabama Code*, this Declaration contains restrictions on transfer of use rights of Limited Common Elements.
- 13.2 No Right of Refusal. The right of a Unit Owner to sell, transfer, or otherwise convey his or her Unit shall not be subject to any right of first refusal or similar restriction in favor of the Developer.

### **14 RIGHTS OF DEVELOPER**

Notwithstanding anything in this Declaration to the contrary, and in addition to any other rights which may be reserved to the Developer, Developer Has the following rights:

- 14.1 Alteration of Units interior design. Developer reserves the right to change the interior design and arrangement of any Resort Operation Unit so as long as Developer owns the Unit changed and altered, and provided the change is reflected by an amendment of this Declaration. Such an amendment for the purpose of altering the interior design or arrangement of a Unit must be signed and acknowledged only by the Developer and need not be approved by Owners or the Association, whether or not elsewhere required for an amendment, except that no change may be made by Developer which would conflict with Alabama's Uniform Condominium Act and Article 5.
- 14.2 Sharing of recreational Facilities and other common areas. The Developer also reserves the right to unilaterally amend this Declaration to provide for the sharing of the recreational Facilities and other common areas of this RV Resort with the Owners of accommodations on other properties, Resorts, or Condominiums located adjacent to or in proximity to this RV Resort, including the granting of any ingress or egress easements necessary to effectuate same; provided, however, that if this Declaration is so amended, the Owners of interest in such other property, Resort or Condominium will be required to share with the Owners any recreational Facilities and common areas existing as a part of their property, Resort, or Condominium. In addition, the Owners at each property, Resort or Condominium will bear their pro rata share of the cost of maintaining all such Shared Facilities and common areas.
- 14.3 Use for Sales Purposes. All Units and the common elements shall be subject to statutory rights concerning sales and management offices and models in Units and the common elements in favor of the Developer provided in Section 35-8A-215, *Alabama Code*. The Developer otherwise expressly reserves the right to use one (1) or more unsold Units owned by the Developer as models, and any portion of the common elements or one (1) or more Units for management offices and/or sales and leasing offices. The Developer reserves the right to relocate offices and/or models from time to time within the property. Upon relocation or sale of a model, the Management Office or Sales Office and the furnishings thereof may be removed by the Developer. The Developer further reserves the right to maintain on the common elements advertising signs in any location or locations and from time to time to relocate and/or remove the same, all in the sole discretion of the Developer. These special declarant rights exist so long as the Developer owns any Unit in the Condominium or holds any Unit in the Condominium for sale an ordinary course of business or lease any Unit it owns.

- 14.4 Use by the Developer. Subject to the rights of the mortgagees here under, Neither the Owners nor the Board of Directors nor their use of the Condominium property or Actions of this Declaration shall interfere with the completion of the contemplated improvements and sales of the Units in the Condominium until the Developer has completed all orders contemplated improvements enclosed the sales of all such Units. Subject to the right of the mortgagees here under, the Developer may make such use of the unsold Units end of the common elements as may facilitate such mission and sale, including, but not Limited to, maintenance of a sales office, management office and model Units the showing the Condominium property and the Units there, in the display of signs thereon and therein. These special declarant rights exist so long as the Developer owns any Unit in the Condominium or holds any Unit in the Condominium for sale in the ordinary course of business or leases any Unit it owns. The Developer expressly reserves the right to lease any Unit which it may own in the Condominium property on such terms as it may deem proper and desirable and may transfer Units subject to such lease, including such Unit(s) to the Association for use as a management, sales, or leasing office.
- 14.5 Development Right—Private Marina. The Developer reserves a development right, in accordance with the Act and this Declaration, to construct a private marina on a portion of the Condominium Land designated therefore on Exhibit “A,” which will be a Resort Operation Unit (ROU) as referenced in the Shared Facilities Easement, and which will extend from the eastern boundary of the Land into the waters of Fowl River and Mobile Bay (the “Marina”).
- a) Construction of Marina. The Marina will be a Resort Operation Unit (ROU) as referenced in the Shared Facilities Easement and may include, but shall not be Limited to, boat slips, piers, wharfs, walkways, finger piers and other associated structures. The layout, size, design and location of the Marina will be determined solely by the Developer. The Developer makes no assurances that the Marina will be constructed or dedicated, and it is specifically an item that NEED NOT BE BUILT.
- b) Amendment of Declaration. If constructed and dedicated by an amendment or amendments to this Declaration (the “Marina Amendment”), the Marina will include boat slips, which will be designated on an amended survey, which shall be attached to the Marina Amendment. The survey attached to the Marina Amendment will amend Exhibit “A” attached hereto. The Marina Amendment will, among other things, provide an identification number for each boat slip. The Developer makes no assurances that the Marina will be constructed. Not all Units will be allocated a boat slip.

- c) Description of Each Slip. Each boat slip located in the Marina shall consist of the space located within the area shown in the Marina Amendment and generally described as follows: the horizontal and vertical boundaries of each boat slip shall typically consist of the interior face of the docks, piers and mooring piles assigned to each boat slip and falling within the boat slip and if no surface (no docks, piers or mooring piles), the horizontal or vertical extended plane of the perimeter of said surface extended to the distances shown on the Plans. There are no specific upper boundaries for the boat slip. The vertical or upper boundary shall extend upward to such a height that would accommodate and include a vessel moored in the boat slip from time to time. The lower boundary of the boat slip shall extend beneath the surface of the water to, but not including, the bottom of the harbor basin of the waters falling within the Marina or Fowl River or Mobile Bay.
- d) No Warranty. The Developer does not and will not warrant, represent or make any assurances that any boat slip will accommodate any particular size vessel, and the Developer does not and will not warrant or make any assurances regarding the depth of the water in the harbor basin of the Marina or that such depths shall remain the same. The size and layout of the boat slips will vary from boat slip to boat slip, as more specifically set forth in the Marina Amendment.
- e) Riparian Rights; Limitations. Each Owner of a Unit and permitted users of a Resort Unit shall have the riparian right and easement to use the water space within a boat slip as well as the water immediately adjacent to the boat slip extending to within one (1) foot of the moor pile or boundary line between vessels as shown on the Plans, for purposes of mooring a vessel.] The rights of a Unit Owner to use a boat slip in the Marina are subject to the rights of other parties, the United States of America, and/or the State of Alabama in and to the shore, littoral and riparian rights of the property lying adjacent to Fowl River and/or Mobile Bay and the rights of said parties to use and/or regulate said waterway.
- f) Submerged Lands Agreement. If the Developer elects to construct the Marina, the Developer contemplates entering into a riparian easement of submerged lands agreement with the State of Alabama (the "Submerged Lands Agreement"). If entered into, the Submerged Lands Agreement will be binding on the Developer and the Unit Owners. The Submerged Lands Agreement shall contain certain terms, conditions and restrictions on the use and enjoyment of the Marina and the boat slips contained therein. The Submerged Lands Agreement may require an annual lease payment to the State of Alabama, the terms of which shall be set forth in the Submerged Lands Agreement.
- g) Maintenance of Boat Slips. In the Marina Amendment, the Developer shall have the right to determine the method of allocation of any Marina fees and maintenance costs. And the obligation to comply with requirements of wetlands permits, etc., including reporting obligations, after a period of declarant control.

- h) Restrictions on Use. In the event the Developer constructs and develops the Marina and adds the Marina to the Condominium in accordance with this Section 14.5, the Developer expressly reserves the right to, in the Marina Amendment, restrict the use of the Marina and the construction of any improvements within any boat slips in whatever manner the Developer deems necessary and appropriate, the determination of which shall be in the sole and absolute discretion of the Developer.

## 15 COMPLIANCE AND DEFAULT

- 15.1 Compliance and default. Each Owner is governed by and must comply with the RV Resort documents as they may be amended from time to time. Failure of an Owner to comply with the RV Resort documents will entitle the Association or other Owners to pursue any and all legal and equitable remedies for the enforcement of the RV Resort documents, including an Action for damages, and Action for injunctive relief, or an Action for declaratory judgment. All provisions of this Declaration are enforced equitable servitudes that will run with the land and be effective until the RV Resort is terminated.
- 15.2 Cost and Attorney's fees. In any proceeding arising because of an alleged failure of an Owner to comply with the RV Resort documents as they may be amended from time to time, the prevailing party will be entitled to recover the costs of the proceeding, and recover such reasonable fees for attorneys, paralegals, and legal assistance as may be awarded by the court, including all proceedings in bankruptcy and probate.
- 15.3 No waiver of rights. The failure of the Association or any Owner to enforce any covenant, restriction, or other provision of the Alabama Uniform Condominium Act or the RV Resort documents will not constitute a waiver of the enforcement right.
- 15.4 Injunctive relief. The Association may seek an injunction from a court of equity to compel compliance with or prohibit violation of the RV Resort documents regardless of whether an adequate remedy of law exists.
- 15.5 Choice of law and forum; governing law; waiver of jury trial. The interpretation, application, enforcement, performance of, or any other matter related to, this Declaration will be governed by the laws of the State of Alabama. The Association, each Owner, the Developer, the Management Company, and any other party claiming rights or obligation by, through, or under this Declaration, each waive any legal right it may have under any applicable law to a trial by jury with respect to any suit or legal Action which may be commenced by or against the others concerning the interpretation, construction, validity, enforcement of, or performance under, this Declaration or any other agreement or instrument executed in connection with this Declaration. The Mobile courts will be the exclusive forum for any disputes, proceeding, suit or legal Action concerning the interpretation, construction, validity, enforcement of, performance under, or related in any way to, this Declaration or any other agreement or instrument executed in connection with this Declaration. In the event any such suit or legal Action is commenced by any party, the other party agrees, consent and submit to the personal jurisdiction of the Mobile courts with respect to such suit or legal Action. Each party waives any and all rights under applicable law or inequity to object to jurisdiction or venue of the Mobile Courts.



- 15.6 Mortgagee notice of Owner default. Each mortgage of record shall have the right upon written request to the Association to receive notice of any legal default by in any obligation under the RV Resort document by any Owner on whose RV Resort Unit such mortgagee holds a mortgage, which is not cured within thirty (30) days of notice of default to the Owner.

## 16 AMENDMENTS

- 16.1 By Owners. This Declaration may be amended at any regular or special Association meeting, called and convened in accordance with the provisions of the Bylaws, upon the affirmative vote of 2/3 of the total voting interests in the RV Resort, unless a different vote is required by the specific provisions of this Declaration, in accordance with Section 35-8A-217, *Alabama Code*. Except to the extent expressly permitted or required by the Alabama Uniform Condominium Act no amendment in the absence of unanimous consent of the Unit Owners may: create or increase special Developer rights; create or increase the number or identity of Units that may be disposed of on a timeshare basis; increase the number of Units; change the boundaries of any Units; the allocated interests of a Unit, or the use of which any Unit is restricted. The amendment will become effective on the recording of the amendment with the judge of probate of Mobile County, Alabama. No amendment which materially affects the rights and privileges of the Developer, as determined by Developer and its sole discretion, will become effective unless and until approved in writing by the Developer for so long as the Developer owns any Units. Furthermore, the Owners will have no power to enact any amendment of this Declaration which materially affects the rights of any mortgagee of record, without first obtaining the written consent of such affected mortgagees of record and provided further that such consent may be unreasonably withheld. All amendments and material alterations and modifications described in this Section shall be in accordance with the Resort standards.
- 16.2 By Developer. Except as prohibited by *Alabama Code*, the Developer reserves the right to unilaterally amend this Declaration as it may deem appropriate and in its sole discretion; as permitted in Section 18.7 of this Declaration; as may be required by any lending institution, title insurance company, or public body; as may be necessary to conform the Declaration to the requirements of law; to facilitate the Operation and management of the RV Resort; to facilitate the sale of Units or interest in the Units. Any amendment to this Declaration that may be unilaterally made by the Developer will become effective on the recording with the Judge of Probate of Mobile County, Alabama, of an instrument executed solely by the Developer, set forth the text of such amendment in full, together with the appropriate recording data of this Declaration. No amendment of this Declaration permitted to be unilaterally made by the Developer will be permitted in such an amendment would prejudice or impair to any material extent the rights of the Owners as a whole or mortgagee of record. The Developer may also make other amendments as may be reserved elsewhere in the RV Resort documents. All amendments and material alterations and modifications described in this subsection shall be in accordance with the Resort standards.

## **17 TERMINATION**

In addition to the manner for termination of the RV Resort provided by Alabama Uniform Condominium Act, the RV Resort may be terminated if 90% of the voting interests and all the title holders of liens and mortgages affecting any of the RV Resort Units executed and duly recorded an instrument terminating the RV Resort, or if termination arises as set forth in this Declaration due to casualty or condemnation. In the event of such termination, all prohibitions against partition shall cease to be effective, and the RV Resort Property will be owned in common by the Owners in the respective undivided percentages as set forth in Exhibit "D".

## 18 DESCRIPTION OF DEVELOPMENT

- 18.1 Description of Condominium. The current plan for the RV Resort at build out includes a total of 246 Units, upon which recreational vehicles shall be parked. The estimated completion date for the RV Resort is October 2023. There will be two types of Units.

The RV Resort is described in the Master Plan attached as Exhibit A of this Declaration.

Most components that are typically “common elements” of a Condominium have instead been designated as part of the Shared Facilities. Shared Facilities include such areas as the Welcome Center, Rec/Fitness Center, Arcade Center, Marina (NEED NOT BE BUILT), private bath houses, pools and pool deck, parking, all utility systems, and other areas, as further described in Section 2 of the Shared Facilities Easement. A Resort Unit Owner and Permitted User of a Unit in the RV Resort (as defined in the Shared Facilities Easement) will be entitled to use, access to and enjoyment of these Shared Facilities so long as that Owner pays that Owner’s proportionate share of the Shared Facilities Costs in accordance with Section 7 of the Shared Facilities Easement.

- 18.2 Land. The land which the Developer currently contemplates may alternately become part of the RV Resort as described in “Exhibit A”. The Developer reserves the right to acquire additional adjacent land, not illustrated in Exhibit “A”, for future inclusion into the RV Resort Condominium.
- 18.3 Subsequent phases. The Developer may or may not submit all or a portion of the property labeled as future development in “Exhibit A” to the Condominium form of Ownership at a future date or dates, as separate phases of the RV Resort. However, subject to the terms and provisions of this Declaration, said property or any portion thereof, including any portion or portions of each phase, may be submitted to the Condominium form of Ownership and used in separate or different parcels at different times, by amendment or amendments of this Declaration. No assurances are made concerning whether or not any phase or portion thereof will be or will not be submitted to the Condominium form of Ownership and this Declaration or the Act, nor are any assurances made concerning the boundaries of the phase or portion thereof, or the number of Units located in said phase or the number of phases, or the order in which any phase or portion thereof may be or may not be subject to the exercise of these development rights. Nothing in this Section is to be interpreted as requiring the Developer to submit the property or any portion thereof, described on “Exhibit A” to the Condominium form of Ownership, or this RV Resort, or exercise any reserved development rights. Subsequent phases **NEED NOT BE BUILT.**

- 18.4 Incremental phasing amendment. Any additional Phase(s), created either by adding a portion of the property labeled as future development on “Exhibit A” and the improvements located thereon, or by adding additional improvements to portions of the property described on “Exhibit A” which are already part of the current plan for the RV Resort, or by exercising any other development right reserved by the Developer, may be added to, and made subject to, this Declaration by the execution, by the Developer alone, of any incremental amendment to this Declaration, which amendment shall comply with the provisions of the Act and shall be effective upon recordation in the office of the Judge of Probate, Mobile County, Alabama. The right of the Developer to add additional phases to the RV Resort shall cease and terminate twenty (20) years from the date of recordation of this Declaration.
- 18.5 Impact of phasing; change in Ownership of Common Elements and common surplus and share of common expenses; voting and Association memberships. The impact which the completion of subsequent phases would have on prior phases would be to increase the number of Units and the number of Owners. The common expenses, common surplus, and common element Ownership's relocation caused by the addition of any phase is set forth in “Exhibit D” attached to and incorporated in this Declaration.
- 18.6 Ownership interest for subsequent phase Owners. The undivided share and the Common Elements, common expenses and common surplus appurtenant to each Unit shall be calculated utilizing the formulas set forth on “Exhibit D” and more particularly described below.
- 18.7 Rights of subsequent phase Owners. If any lands included in “Exhibit A” are not added to the RV Resort, all or a portion of such lands may be developed as a residential development which is apart and separate from this RV Resort, whether as a Condominium or non-Condominium development. If any or all such additional lands are added to the RV Resort, each Unit Owner in such phase shall be a member of the Association and be entitled to vote in accordance herewith.
- 18.8 Recreational areas or Facilities. The Developer reserves the right, but will have no obligation, to add recreational areas or Facilities on the RV Resort property as it determines and its in sole discretion.
- 18.9 Authority to redesignate Units. The numbering system of designating Units in “Exhibit A” will be the permanent system for designating Units; Provided, however, the Board has the right, and sold discretion, to permanently alter such system of differentiating Units, including the use of numbers, letters, or a combination of letters and numbers. Changes in the system of designating Units will be made permanent upon the Boards recordation with the Judge of Probate of Mobile County, Alabama, of a notice of revised Unit designation which contains a survey, floor, and plot plan depicting the revised Unit designations in a form that is similar to “Exhibit A”. The deed for the first subsequent conveyance of a Unit should contain a reference to the change in the Unit designation system similar to the following: “Unit \_\_\_\_\_, formerly referred to as Unit .” a similar process shall be followed with respect to any combined Resort Operation Units.

## **19 SEVERABILITY**

The invalidity in whole or in part of any covenant or restriction, or any Article, Section, subsection, sentence, clause, phrase, word, or other provision of the RV Resort documents will not affect the validity of the remaining portions.

## 20 RESORT OPERATION UNITS

- 20.1 Rights of Resort Operation Unit Owners. Resort Operation Unit Owners are entitled to all of the rights and benefits otherwise provided to Owners under this Declaration including the right to vote at any meeting of the Association as provided in Article 9 of this Declaration. Resort Operation Units shall share in the common expenses and the common surplus in accordance with Article 6 of this Declaration. Notwithstanding the rights to conduct commercial activities in a Resort Operation Unit, each Resort Operation Unit Owner Has the right, and its sole discretion, to not engage in any commercial activity.
- 20.2 Easement rights. In addition to all appurtenances, easements, and other benefits passing with Units as provided in this Declaration, Resort Operation Units shall each have as an appurtenance there to the following perpetual non-exclusive easements for the use and benefit of the Resort Operation Unit Owners, their successors and assigns, social guests, lessees, licensees and invitees:
- a) An easement for ingress and egress over all Common Elements of the RV Resort and the same may exist from time to time, for such purpose as permitted by law, including such commercial activities that the Resort Operation Unit Owners may engage in from time to time;
  - b) an easement for maintenance, repair, replacement, removal and relocation of any items necessary for use of the Resort Operation Units as permitted in this Declaration; and
  - c) an easement for placing, maintaining, and repairing signage in those areas shown on “Exhibit A”, if any.
- 20.3 Conveying Resort Operation Units to Association. The Developer may convey any Resort Operation Units, or any subdivision of such Resort Operation Units, to the Association without the consent of any other Owner or the Association, and the Association shall be obligated to accept such conveyance. A Resort Operation Unit conveyed to the Association as contemplated in this Section may only be conveyed by the Association to a third party in accordance with the same restrictions which govern the conveyance by the Association of portions of the Common Elements.
- 20.4 Alteration of interior design and arrangement of Units. As set forth in this Article 20, the Owner of a Resort Operation Unit may, in his or her sole discretion, aggregate the Resort Operation Unit into a larger Resort Operation Unit, subdivide the Resort Operation Unit into smaller Resort Operation Units, sell or lease all or a portion of the Resort Operation Unit, or use the Resort Operation Unit for any lawful use that is not prohibited by the Alabama law without the consent of any other Owners of the Association. The Owner of each Resort Operation Unit may make changes to the interior design and arrangement of the Resort Operation Unit or Limited common element appurtenant to the Owner’s Resort Operation Unit without an amendment to this Declaration and without the approval of the Board or other Owners.

20.5 Alteration of boundaries and Unit dimensions. The Owner of a Resort Operation Unit reserves the right to alter the boundaries between Resort Operation Units, so long as such Owner owns the Resort Operation Unit so altered, by increasing or decreasing the boundaries of Resort Operation Units by serving or combining Resort Operation Units, creating Limited Common Elements from Resort Operation Units for use as ingress or egress and by altering the boundaries of the Limited Common Elements, so long as the Owner owns the Resort Operation Units abutting the Limited Common Elements where the boundaries are being created or altered. No change contemplated by this Section may be made without amending this Declaration; Provided, however, that this amendment for such purpose needs be signed and acknowledged only by the Board and the Owners of the affected Resort Operation Units and approved by the holders of the institutional mortgages of Resort Operation Units affected, and such amendment shall not require the approval of other Owners, purchasers, or the Association. Although a budding Resort Unit may be physically combined, they shall nevertheless, for all other pertinent purposes including assessments, attribution of Common Elements, in voting, be deemed separate Resort Operation Units. Resort Operation Units and Limited Common Elements which have been or are combined maybe severed into their components (separate Resort Operation Units and Limited Common Elements) at anytime the Owner of the combined Resort Operation Unit so desires; provided, however, that title to the Resort Operation Unit which has been combined with another Resort Operation Unit may not be conveyed separately from the Resort Operation Unit or Resort Operation Units with which it has been combined until all construction necessary to sever such Resort Operation Units (and Limited Common Elements) has been completed. Except for the Developer, no Owner may lease or convey a number of Resort Operation Units that would result in a "Unit" that does not meet local zoning in land use restrictions. Modifications for the combining and serving of combined Resort Operation Units shall in any and all events be accomplished at the sole expense of the Resort Operation Unit Owner or Owners of the combined Resort Operation Units and not at the expense of the Association. Nothing in this Declaration shall be deemed to require the Owners or the Developer to approve any reconfigurations, alterations, or structural modification of Resort Operation Units or Limited Common Elements which involves the weakening, movement, or significant modification of any load bearing elements. Furthermore, nothing in this Declaration shall be deemed to require the Owners or the Developer to approve any modification which will alter the exterior appearance of the building in which the Resort Operation Units are located.

- 20.6 Conveyance of Limited Common Elements appurtenant to Resort Operation Units. The Owner of Resort Operation Unit may assign any portion or number or all of the Limited Common Elements appurtenant to such Resort Operation Unit to another Owner. Any such assignment of rights of Limited Common Elements permitted by this Section must be by a deed executed with the formalities of a deed conveying real property that (a) describe such Limited Common Elements by reference to a graphical description of Limited Common Elements so assigned; (b) sets forth the Unit number of the Owner who is the grantor; (c) set forth the Unit number of the Owner who is the grantee; (d) the form of which, is approved in writing in advance by the Board; and ( e) is recorded with the Judge of Probate of Mobile County, Alabama. A copy of the deed is required to be provided to the Board by the purchasing Owner no later than ten (10) days after the conveyance.
- 20.7 Use of Resort Operation Units. All of the Resort Operation Units may be utilized for commercial Operations as the Owner of the Resort Operation Unit, in its sole discretion, deems appropriate, including use as bars, restaurants, lounges, fitness and spa Facilities, conference room Facilities, rental shops, and any other commercial, Resort, club, or other Facilities as operated by a Resort Operation Unit Owner.
- 20.8 Adverse effects of Resort Operation Units. The RV Resort is a mixed-use Condominium and will contain both Resort Units and Resort Operation Units. By acceptance of title to or possession of their Units, all Owners understand and acknowledge that the Resort Operation Units may generate an unpredictable amount of visible, audible, and odorous impacts and disturbances from activities related to the Operations of business in the Resort Operation Units. The Activities associated with the Resort Operation Units may include: (i) vehicular and residential traffic; (ii) commercial and retail Operations; (iii) cooking, cleaning, and garbage and refuse collection associated with commercial Operations; (iv) music and noise associated with commercial Operations; and (v) after hours and weekend activities and entertainment. (Which hours may be extended in sole discretion of Resort Operation Unit Owners). Subject only to compliance with any applicable noise ordinance, any music or noise resulting from the Operation of Resort Operation Units shall not be deemed a nuisance. In addition, the Owners of Resort Operation Units have the right, in sole discretion, to remove, relocate, discontinue Operation of, or otherwise deal with their Unit and their sole discretion without regard to any prior use of or benefit to any resident of the RV Resort. Purchaser acknowledges the RV Resort is located directly adjacent to or in the vicinity of other projects currently under construction or planned for construction; and, prior to the renovation or build out of such developments and the renovation or build out of the RV Resort, substantial construction related activities are to be expected which may cause noise, dust and other attendant inconveniences. Purchaser further acknowledges that such adjacent development projects are to include commercial Operations capable of causing noise, odor and other attendant inconveniences.



- 20.9 Rights of access. The Owner and operator of commercial Operations in Resort Operation Units and the respective employees, agents, contractors, invitees, licensees, concessionaires, and designees shall at all times have a right and nonexclusive easement of access and use over all roadways located within the RV Resort property to travel from and to the entrance within the RV Resort property to and from the Resort Operation Unit, and, further over those portions of the Common Elements and Limited Common Elements necessary for the use, Operation, maintenance, repair, and replacement of the Resort Operation Units and the improvements located there on, together with the easements as set forth in Article 4.
- 20.10 Applicability. The Developer and Resort Operation Unit Owners shall have all enforcement powers afforded by this Declaration and at law to enforce Article 20 on behalf of Resort Operation Unit Owners. This shall not be deemed to limit the right of the Developer, the Association, or the Resort Operation Unit Owners to enforce any other rights which Resort Operation Unit Owners may have under the terms and conditions of this Declaration, Articles, Bylaws, or Rules and Regulations of the Association.
- 20.11 Enforcement. Developer, Resort Operation Unit Owners, and the Association may enforce any of the provisions in Article 20 by injunction or other equitable remedy or buy an Action at law for damages or both, and the prevailing party shall be entitled to recover its attorney's fees and expenses.
- 20.12 Amendments affecting Resort Unit Owners. **Under no circumstances may this Declaration or any part of the RV Resort documents be amended in a manner that negatively discriminates against or negatively impacts any commercial Operations conducted in any Resort Operation Units, including any limitation, restraint, restriction, or construction on (i) access by Resort Operation Unit, Owners, or their guests, invitees, or lessees to Common Elements, Limited Common Elements, Shared Facilities or Units; (ii) the scope of activities or uses that can be conducted in Resort Operation Units; or (iii) the rights of Resort Operation Unit Owners or their guests, invitees, or lessees. Furthermore, the provisions of Article 20 shall not be amended in any manner and no new provisions may be adopted impacting the items contained in this Declaration.**

## 21 MERGER

This Declaration, the Association, and the Common Elements may be merged with the Declaration of Condominium, Condominium Association, and Common Elements of other independent and separate Condominium to form a single Condominium with the approval of a majority of the total number of voting interests and with the approval of all of the record Owners of liens on the Units. In the event the consent and approval are obtained, a new or amended Declaration of Condominium and Articles of Incorporation and Bylaws of the Association will be recorded and will contain provisions necessary to amend and modify the appurtenances to the Units and the percentages by which the Owners share the common expenses and own the common surplus and Common Elements, in order to create a consolidated single Condominium.

## 22 CONDEMNATION

- 22.1 Defending Condemnation Actions. The Association is hereby empowered to defend and/or settle any Action or threatened Action with respect to the taking in condemnation of any portion of the Common Elements or any Unit or portion of any Unit. If there is a taking in condemnation or by eminent domain of all or any portion of the RV Resort, each Owner will be entitled to notice thereof and to participate in the proceedings incident there too, unless otherwise prohibited by law. In addition, all mortgagees will be given timely notice of such proceedings.
- 22.2 Total taking by condemnation. In the event of the taking of all of the real property and improvements of the RV Resort by condemnation, the RV Resort will terminate, and all awards received by Owners will be deposited with the Association, to be aggregated with all awards received directly by the Association. In the event that any Owner fails to deposit the Owners award, the Board may either levy a charge against the non-depositing Owner in the amount of the award or set off the amount of the award against the sums payable to the Owner. All funds which the Association receives in connection with the total taking of the real property and improvements of the RV Resort, together with all other amounts which the Association is then holding, will be distributed in the same manner and access insurance proceeds are distributed under Article 10, subject to the Associations right to set off.
- 22.3 Partial taking by condemnation. In the event of the taking of less than all of the real property and improvements of the RV Resort by condemnation, the RV Resort will continue as to those portions of the RV Resort property not taken and the awards for that taking will be deposited with the Association, even though the awards may not be payable to Owners. If an Owner fails to deposit the Owners award, the Board may either levy a charge against the non-depositing Owner in the amount of the award or set off the amount of the award against the sums, if any, payable to the Owner. In the event of a taking of less than all of the real property and improvements of the RV Resort by condemnation, the size of the RV Resort will be reduced, the Owners of condemned Units will be made whole to the extent of the awards received with respects to the condemned Units and charges collected from non-depositing Owners, and portion of the RV Resort property damaged by the taking will be made usable in the manner provided below.
- 22.4 Association as agent. The Association is irrevocably appointed as the agent to each Owner, mortgagees, and other holder of a lien on a Unit, and for each Owner of any other interest in the RV Resort, to represent them in any condemnation proceedings with respect to the RV Resort property, and to negotiate and settle all their claims in such proceedings. any funds received by the Association as agent for the Owners will be held in escrow and distributed in accordance with this Section.
- 22.5 Unit reduced by tenantable. If the taking reduces the size of a Unit and the remaining portion of the Unit can be made tenantable, the award for the taking of a portion of the Unit will be used for the following purposes in the order stated and the following changes will be affected in the RV Resort:

- a) Restoration of Unit. The Unit will be made Tenantable. If the cost of the restoration exceeds the amount of the award received and charges levied, the Association will obtain the additional funds required by levying a special assessment against all Owners.
  - b) Distribution of surplus. The balance of the award, if any, after restoration will be distributed to the Owners and to the mortgagees having an interest (and in accordance with such interest) in the Unit, the remittance being made payable to the mortgage to the extent of the amount outstanding (principal, interest, and other costs and expenses secured by the mortgage) under its respective mortgage (as certified by each mortgage in writing to the Association).
  - c) Adjustment of percentage interest in the Common Elements. If the floor area of a common Unit is reduced by the taking, the percentage interest in the Common Elements appurtenant of each Unit will not be altered.
- 22.6 Unit made untenable. If the taking is of the entire Unit or so reduces the size of a Unit that the Unit cannot be made tenantable, the award for the taking of the Unit will be used for the following purposes in the order stated and the following charges will be affected in the RV Resort:
- a) Payment of award. The lesser of (i) the market value of each Unit immediately prior to the taking of the Unit or (ii) the total of the awards received plus charges levied with respect to such Unit, will be paid to the Owner and to each mortgage having an interest in the Unit in accordance with their respective interest, the remittance being made payable to the mortgage to the extent of the amount outstanding (principal, interest, and other costs and expenses secured by the mortgage) under its mortgage (as certified in writing by each mortgagee to the Association).
  - b) Addition to Common Elements. The remaining portion of the Unit, if any, will become part of the Common Elements and will be placed in condition for use by all Owners in the manner approved by the Board; provided that if the cost of the work exceeds the balance, if any, of the funds received by the Association as a result of taking, the work will be approved in a manner required by this Declaration for further improvements of the Common Elements.
  - c) Adjustment of shares and Common Elements. The shares and the Common Elements appurtenant to those Units that continue as part of the RV Resort will be adjusted to distribute the shares in the Common Elements appurtenant to the Unit which is no longer a Unit as a result of taking among the reduced number of Owners. This will be done by restating the shares in the Common Elements of continuing Owners in accordance with the formula set forth in the attached "Exhibit D".
  - d) Assessments. If the amount of the award for the taking is not sufficient to pay the amount set forth in Section 22.6(a) it took place the remaining portion of the Unit in condition for use as part of the Common Elements, the additional funds required for those purposes will be raised by a special assessment levied by the Association against all of the Owners who will continue as Owners after the changes in the RV Resort affected by the taking. The special assessments will be made in proportion to the shares in the Common Elements of those Owners after the changes affected by the taking.

- 22.7 Taking of Common Elements. Awards for the taking of Common Elements will be used to make the remaining portion of the Common Elements usable in the manner approved by the Board; Provided, that if the costs of the work exceed the balance of the funds from the awards for the taking and any charges levied with respect to the taking, the work will be approved in a manner required in this Declaration for further improvements of the Common Elements. The balance of the awards for the taking of Common Elements, if any, may be distributed to the Owners in the shares in which they own the Common Elements after adjustment of these shares on account of the condemnation or retained by the Association. If the Association decides to distribute the balance and if there is a mortgage of an Owner's interest in a Unit, the distribution will be made to the mortgage to the extent of the amount outstanding (principal, interest, and other costs and expenses secured by the mortgage) under its mortgage (as certified in writing by each such mortgagee to the Association).
- 22.8 Interruption of use. In no event is any interruption of use to be deemed to relieve affected Owners from any obligation to pay assessments due under this Declaration.
- 22.9 Amendment of Declaration. The changes in Units, the Common Elements, and the shares of the Common Elements that are affected by condemnation will be evidence by an amendment to this Declaration.

### **23 ESTOPPEL CERTIFICATES**

In accordance with Section 35-8A-409, *Alabama Code*, any Owner or the Association, as the case may be, shall, from time to time, within ten (10) days after receipt of written request from any other Owner or the Association, as the case may be (the "requesting party"), execute, acknowledge and deliver to the requesting party or to any existing or prospective purchaser or mortgagees designated by the requesting party, a certificate (the "estoppel certificate") stating, to the extent applicable:

- (i) A statement setting forth the amount of the monthly common expense assessment and any unpaid common expenses or special assessment currently due and payable from the selling Unit Owner;
- (ii) A statement of any other fees payable by Unit Owners;
- (iii) The most recent regularly prepared balance sheet and income and expense statement, if any, of the Association;
- (iv) The current operating budget of the Association;
- (v) A statement of any unsatisfied judgments against the Association than any pending suit in which the Association is a party;
- (vi) A statement describing any insurance coverage provided for the benefit of Unit Owners;
- (vii) A statement of the remaining term of any leasehold estate affecting the Condominium and the provisions governing any extension or renewal therefore;
- (viii) A statement of any restrictions in the Declaration affecting the amount that may be received by a Unit Owner upon sale, condemnation, casualty loss to the Unit or Condominium or on termination of the Condominium.
- (ix) Such other facts or conclusions as may be reasonably requested.

The Association and the Management Company are not liable for providing an estoppel certificate in good faith pursuant to a writing request under this Article if the estoppel certificate contains the statement substantially in the following form: "the responses herein are made in good faith and to the best of my ability as to their accuracy."

## 24 MISCELLANEOUS

- 24.1 Notices. All notices to the Association required or desired under this Declaration or under the Bylaws will be sent by certified mail (return receipt requested) to the Association in care of its office at the RV Resort, or to such other address as the Association may under this Declaration designate from time to time by notice in writing to all Owners. Except as provided specifically in Alabama Uniform Condominium Act, all notices to any Owners will be sent by first class mail to the RV Resort address of such Owner, or such other address as may have been designated by him from time to time, in writing, to the Association. All notices to mortgagees will be sent by first class mail to their respective addresses, or they from time to time may designate such other address, in writing to the Association. All notices will be deemed to have been given when mailed in a postage prepaid sealed wrapper, except notices of change of address, which will be deemed to have been given when received, or five business days after proper mailing, whichever will first occur.
- 24.2 Interpretation. The Board will be responsible for interpreting the provisions of the RV Resort documents. Such interpretations will be binding upon all parties unless wholly unreasonable. An opinion of legal counsel that any interpretation adopted by the Board is not unreasonable will conclusively establish the validity of such interpretation.
- 24.3 Ratification. Each Owner, by reason of having acquired Ownership (whether by purchase, gift, Operation of law or otherwise), in each occupant of a Unit, by reason of his occupancy, will be deemed to have acknowledged and agreed that all of the provisions of this Declaration, and the RV Resort documents are fair and reasonable in all material respects.
- 24.4 Execution of documents: Attorney-in-Fact. Without limiting the generality of other Articles or Sections of this Declaration and without such other Articles or Sections limiting the generality of this Section, each Owner, by reason of the acceptance of a deed to a Unit, agrees to execute, at the request of the Developer, all documents or consents which may be required by all governmental agencies to allow the Developer and its affiliates to complete the plan of development of the RV Resort as such plan may be amended, and each such Owner further points the Developer as such Owners agent and attorney-in-fact to execute, on behalf and in the name of such Owners, any and all such documents or consents. This power of attorney is irrevocable and coupled with an interest. The provisions of this Section may not be amended without the consent of the Developer.
- 24.5 Gender, Plurality, and Include. Whenever the context so permits, the singular will include the plural, the plural will include the singular, and the use of any gender will be deemed to include all or no genders. The term "include" in similar terms (e.g., includes, including, included, comprises, comprising, such as, and for example), when use is part of a phrase including one or more specific items, are used by way of example and not of limitation.
- 24.6 Captions. The captions in this Declaration and in the Exhibits annex to this Declaration are inserted only as a matter of convenience and for the ease of reference and in no way define or limit the scope of the particular document or any provision of this Declaration or the Exhibits annexed to this Declaration.

24.7 Approval by Developer. In every instance where the approval or consent of the Developer is required, such approval or consent must be given in writing and signed by an authorized representative of the Developer. Furthermore, any approval, consent, decision, right, determination, election, or finding that is given, withheld, done, made, reserved, taken, or availed of, by the Developer may be in the Developers sole, absolute, unfettered discretion without any implied standard of reasonableness imposed on the Developer and without any requirement of due diligence.

24.8 References. Unless specifically noted otherwise, all references to any Article, Section, subSection, sentence, clause, phrase, word, or other provision are references to Articles, Sections, subSections, sentences, clauses, phrases, words, or other provisions in this Declaration.

24.9 Resolution of Disputes

1. Agreement to Encourage Resolution of Disputes Without Litigation.

(A) Developer, the Association and its officers, directors, and committee members, all Owners, all persons subject to this Declaration, and any person not otherwise subject to this Declaration who agrees to submit to this Article (collectively, "Bound Party"), agree that it is in the best interest of all concerned to encourage the amicable resolution of disputes involving the Condominium, the Association and/or the Owners without the emotional and financial costs of litigation. Accordingly, each Bound Party agrees not to file suit in any court with respect to a Claim (hereinafter defined), unless and until it has first submitted such Claim to the alternative dispute resolution procedures set forth in Section 24.9(2) in a good faith effort to resolve such Claim.

(B) As used in this Article, the term "Claim" shall refer to any claim, grievance or dispute arising out of or relating to:

(1) the interpretation, application, or enforcement of the Condominium Documents; or

(2) the rights, obligations and duties of any Bound Party under the Condominium Documents; except that the following shall not be considered "Claims" unless all parties to the matter otherwise agree to submit the matter to the procedures set forth in Section 24.9(2):

(i) any suit by the Association to collect Assessments or other amounts due from any Owner;

(ii) any suit by the Association to obtain a temporary restraining order (or emergency equitable relief) and such ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to enforce the provisions of this Declaration;

(iii) any suit between Owners, which does not include Developer or the Association as a party, if such suit asserts a Claim which would constitute a cause of action independent of the Condominium Documents;

(iv) any suit in which any indispensable party is not a Bound Party;

(v) any suit as to which any applicable statute of limitations would expire within one hundred eighty (180) days of giving the Notice required by Section 24.9(2)A), unless the party or parties against whom the Claim is made agree to toll the statute of limitations as to such Claim for such period as may reasonably be necessary to comply with this Article; and

(vi) any suit relating to or arising out of any Alleged Defect (hereinafter defined).

## 2. Dispute Resolution Procedures.

(A) Notice. The Bound Party asserting a Claim ("Claimant") against another Bound Party ("Respondent") shall give written notice ("Notice") to each Respondent and to the Board stating plainly and concisely:

(i) the nature of the Claim, including the persons involved and the Respondent's role in the Claim;

(ii) the legal basis of the Claim (i.e., the specific authority out of which the Claim arises);

(iii) the Claimant's proposed resolution or remedy; and

(iv) the Claimant's desire to meet with the Respondent to discuss in good faith ways to resolve the Claim.

(B) Negotiation. The Claimant and Respondent shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, the Board may appoint a representative to assist the parties in negotiating a resolution of the Claim.

(C) Mediation. If the parties have not resolved the Claim through negotiation within thirty (30) days of the date of the Notice described in Section 24.9(2)(A) (or within such other period as the parties may agree upon), the Claimant shall have thirty (30) additional days to submit the Claim to mediation with an entity designated by the Association (if the Association is not a party to the Claim) or to an independent agency or individual providing dispute resolution services in the State of Alabama. If the Claimant does not submit the Claim to mediation within such time, or does not appear for the mediation when scheduled, the Claimant shall be deemed to have waived the Claim, and the Respondent shall be relieved of any and all liability to the Claimant (but not third parties) on account of such Claim. If the parties do not settle the Claim within thirty (30) days



after submission of the matter to mediation, or within such time as determined reasonable by the mediator, the mediator shall issue a notice of termination of the mediation proceedings indicating that the parties are at an impasse and the date that mediation was terminated. The Claimant shall thereafter be entitled to file suit or to initiate administrative proceedings on the Claim, as appropriate. Each party shall bear its own costs of the mediation, including attorneys' fees, and each Party shall share equally all fees charged by the mediator.

(D) Settlement. Any settlement of the Claim through negotiation or mediation shall be documented in writing and signed by the parties. If any party thereafter fails to abide by the terms of such agreement, then any other party may file suit or initiate administrative proceedings to enforce such agreement without the need to again comply with the procedures set forth in this Section. In such event, the party taking action to enforce the agreement or award shall, upon prevailing, be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties in equal proportions) all costs incurred in enforcing such agreement or award, including, without limitation, attorneys' fees and court costs.

### 3. Initiation of Litigation by Association.

In addition to compliance with the foregoing alternative dispute resolution procedures, if applicable, the Association shall not initiate any judicial, arbitration or administrative proceedings unless first approved by a vote of the Members entitled to cast seventy-five percent (75%) of the votes in the Association, except that no such approval shall be required for actions or proceedings:

- (A) initiated during the period that the Developer controls the Association;
- (B) initiated to enforce the provisions of this Declaration, including collection of assessments and foreclosure of liens;
- (C) initiated to challenge property taxation or condemnation proceedings;
- (D) initiated against any contractor, vendor, or supplier of goods or services arising out of a contract for services or supplies; or
- (E) to defend claims filed against the Association or to assert counterclaims in proceedings instituted against it.

### 4. Developer's Right to Cure Alleged Defects.

Due to the complex nature of construction and the subjectivity involved in evaluating such quality, disputes may arise as to whether a defect exists and the Developer's responsibility therefor. It is the Developer's intent to resolve all disputes and claims regarding any Alleged Defect (as defined below) amicably, and without the necessity of time-consuming and costly

litigation. Accordingly, the Association and all Unit Owners shall be bound by the following claim resolution procedure with respect to Alleged Defects:

(A) Developer's Right to Cure. In the event that the Association, Board or any Unit Owner or Unit Owners (a "Complaining Party") claim, contend or allege that any portion of the Condominium, including, without limitation, the Common Elements, the Limited Common Elements, any Unit, and/or any improvements constructed on the Condominium Property, are defective or that the Developer or its agents, consultants, contractors or subcontractors (collectively, the "Developer's Agents") were negligent in the planning, design, engineering, grading, construction or other development thereof (collectively an "Alleged Defect"), the Developer hereby reserves the right to inspect, repair and/or replace such Alleged Defect as set forth herein.

(B) Notice to Developer. In the event that a Complaining Party discovers any Alleged Defect, such Complaining Party shall, within a reasonable time after discovery, notify the Developer, in writing, at such address as the Developer may from time to time provide to the Association, or such other address at which the Developer maintains its principal place of business, of the specific nature of such Alleged Defect ("Notice of Alleged Defect").

(C) Right to Enter, Inspect, Repair and/or Replace. Within a reasonable time after the receipt by Developer of a Notice of Alleged Defect or the independent discovery of any Alleged Defect by the Developer, the Developer shall have the right, upon reasonable notice to the Complaining Party and during normal business hours, to enter onto or into, as applicable, the Common Elements, the Limited Common Elements, any Unit, and/or any improvements or other portion of the Condominium Property for the purposes of inspecting and, if deemed necessary by the Developer, repairing and/or replacing such Alleged Defect. In conducting such inspection, repairs and/or replacement, the Developer shall be entitled to take any actions as it shall deem reasonable and necessary under the circumstances.

(D) Legal Actions. No Complaining Party shall initiate any legal action, cause of action, proceeding, or arbitration against the Developer alleging damages (1) for the costs of repairing or the replacement of any Alleged Defect, (2) for the diminution in value of any real or personal property resulting from such Alleged Defect, or (3) for any consequential damages resulting from such Alleged Defect, unless and until the Complaining Party has (i) delivered to the Developer a Notice of Alleged Defect and (ii) the Developer has, within ninety (90) days after its receipt of such Notice of Alleged Defect, either (a) failed to repair or replace such Alleged Defect or (b) if such Alleged Defect cannot reasonably be repaired or replaced within such ninety (90) day period, failed to commence such repair or replacement of the Alleged Defect and, thereafter, failed to pursue diligently such repair or replacement to completion.

(E) No Additional Obligations: Irrevocability and Waiver of Right. Nothing set forth in this Paragraph shall be construed to impose any obligation on the Developer to inspect, repair, or replace or pay for any item or Alleged Defect for which the Developer is not otherwise obligated to do under applicable law or other agreement to which the Developer is a party. The right of the Developer to enter, inspect, repair and/or replace reserved hereby shall be irrevocable and may not be waived or otherwise terminated except by a writing, in recordable form, executed and recorded by the Developer in the Real Property Records. This provision does not create any warranties, express or implied, on the part of the Developer or the Association.

(F) Arbitration. Any disagreement between an Owner, Owners, the Board, and/or the Association, on the one hand, and the Developer on the other, concerning Developer's efforts to remedy or repair any Alleged Defect (a "Dispute"), after compliance with the foregoing provisions of this Section 24.9(4), shall be resolved by binding arbitration conducted in Mobile County, Alabama in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect. Without limiting the foregoing, it is expressly agreed that this agreement to arbitrate also covers any and all claims that Purchaser may assert against the construction contractor(s) and/or design-builder(s) for the Condominium, and their subcontractors, sub-consultants and affiliates (sometimes herein referred to as "Contractor Parties"). At the option of the Developer, any other person or entity with whom or which the Developer has an agreement for binding arbitration may be joined in an arbitration proceeding hereunder. The award rendered by the arbitrators shall be final and binding upon the parties to the arbitration, and judgment upon the award may be entered in any court having jurisdiction over any of the parties thereto. Arbitration proceedings pertaining to a Dispute shall be transcribed verbatim by a competent court reporting company selected by the American Arbitration Association. The initial fee of the American Arbitration Association shall be borne by the party initiating the Dispute, and all other costs of the arbitration, including the costs and fees of the arbitrators, and the expense of transcription, shall be borne in equal shares by (a) the Owner or Owners and/or Association, (b) Developer, and (c) any Contractor Parties and/or other parties to the arbitration joined at Owner's option. Notwithstanding anything herein to the contrary, the respective parties to the arbitration shall each be responsible for their own costs incurred in the arbitration with respect to third party expenses, including but not limited to, costs of discovery, attorneys' fees, accountants' fees, investigation expenses, and experts' fees.

## 25 SPECIAL DECLARANT RIGHTS

- 25.1 Transfer of control of Association. The Developer shall designate the initial members of the Board. The Developer will continue to designate from time to time all Developer positions on the Board until such time as the Developer is no longer entitled to elect or designate a Director in accordance with Section 35-8A-303, *Alabama Code*; Provided, however, that nothing in this Declaration may be construed to preclude the Developer from relinquishing control of the Board at any earlier time that Developer may elect so. In the event that Developer voluntarily surrenders the right to appoint and remove officers and members of the Board before termination of that, the Developer may require, for the duration of the period of Developer control, that specific Actions of the Association or Board, as described in a recorded instrument executed by the Developer, be approved by the Developer before they become effective. In accordance with Section 35-8A-303, *Alabama Code*, unless applicable law is subsequently amended to permit a longer period of control of the Board by the Developer (in which case such applicable law will govern at the option of the Developer and the Developer may amend this Declaration to provide for such longer period), The Developer may continue to designate from time to time all Developer positions on the Board until the earliest of the following: (i) Sixty (60) days after conveyance of seventy-five percent (75%) of the Units which may be created two Resort Unit Owners other than declarant; (ii) Two (2) years after declarant has ceased to offer Units for sale in the ordinary course of business; or, (iii) Two (2) years after any development rights to add new Units was last exercised.
- 25.2 Improvements. The Developer reserves the right to complete improvements indicated on plats and plans filed with this Declaration. The Developer also reserves right to submit property to this RV Resort in two (2) phases. The land which the Developer currently contemplates may ultimately become part of the RV Resort is described in "Exhibit A".
- 25.3 Marketing and sales. The Developer reserves to itself and its agents, for so long as it owns any interest in any Units, or other property located adjacent to the RV Resort property, exclusive easement rights over and across the RV Resort property for the purpose of marketing, sales, resales, and rental of Resort Units, Resort Operation Units, accommodations at other projects, or any other hospitality, Realty, or consumer products, and for the purpose of leasing any accommodations that are not part of the RV Resort. Such rights may include the right to establish models; Permit parking on the RV Resort property; conduct property tours; Conduct sales presentations; Conduct Closings; And to erect, post, maintain, and relocate signs, notices, advertisements, and other promotional information on the RV Resort property. Leases of the Developer owned Units shall have, for the length of the term of their leases, the same easement rights over and across the RV Resort property and use rights to the recreational areas and Facilities of the RV Resort as are reserved for the Owners of Units.
- 25.4 Developer easements. The Developer reserves to itself those other easements described in Section 4.3 of this Declaration.

IN WITNESS WHEREOF, the Developer has executed this Declaration this 7th day of February, 2023.

Witnesses:

“Developer”

Engler R.E.I., LLC, a Alabama Limited Liability Company

Witness Signature



Print Name

Nastassia Floyd

By: TY ENGLER



Witness Signature



As Its: Managing Member

Print Name

Andrew Crane

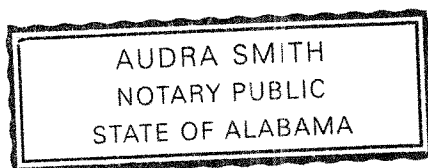
STATE OF ALABAMA

COUNTY OF MOBILE

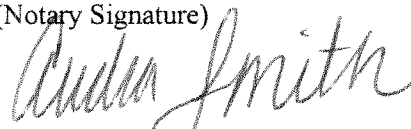
I, Audra Smith, A Notary Public in and for said county and state, hereby certify that Ty Engler whose name as Managing Member of Engler R.E.I., LLC an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, in his/her capacity as Managing Member, executed the same voluntarily on the day the same bears date.

Witness my hand and seal this 7 day of February, 2023

(NOTARY SEAL)



(Notary Signature)



(Notary Name Printed)

NOTARY PUBLIC

Commission No.

**EXHIBIT "A"**  
**TO**  
**DECLARATION OF CONDOMINIUM**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

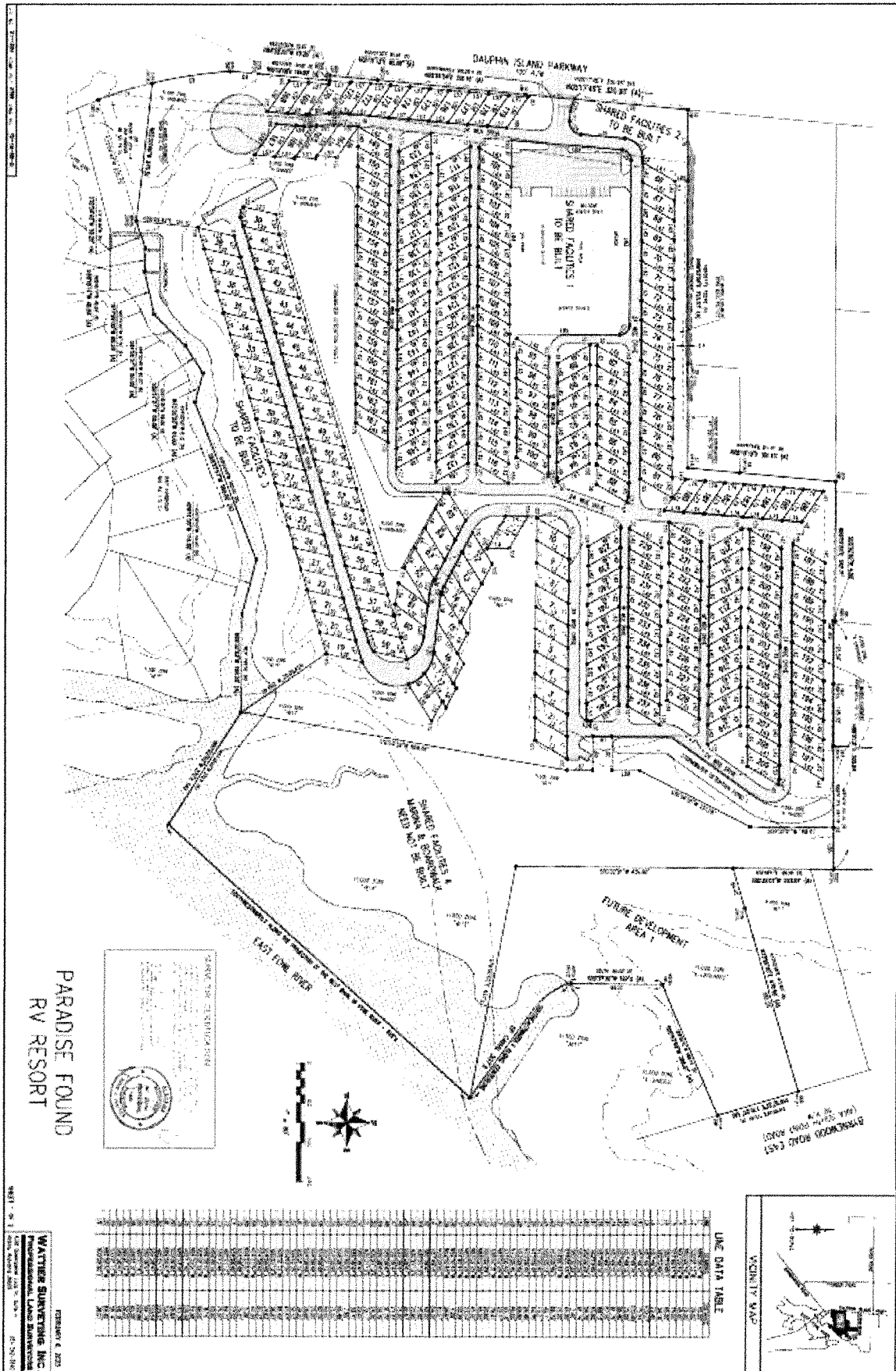
**REAL PROPERTY LEGAL DESCRIPTION AND MASTER PLAN**

All of those parcels described on this Exhibit "A" are being submitted to the Condominium form of Ownership at this time, except for those adjacent parcels labeled as "Future Development."

**LEGAL DESCRIPTION**

STATE OF ALABAMA  
COUNTY OF MOBILE

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 00°-42'-31" WEST A DISTANCE OF 50.00 FEET TO A 2" SQUARE PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF BYRNEWOOD ROAD (AKA MAYLEY MARINA ROAD-SOUTH POINT ROAD)(50' R/W) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00°-42'-31" WEST A DISTANCE OF 348.63 FEET TO A 1" OPEN TOP PIPE; THENCE RUN SOUTH 00°-32'-01" WEST A DISTANCE OF 312.26 FEET TO A CAPPED REBAR (WATTIER); THENCE CONTINUE SOUTH 00°-32'-01" WEST A DISTANCE OF 203.97 FEET; THENCE RUN NORTH 75°-26'-40" EAST A DISTANCE OF 84.41 FEET TO A CAPPED REBAR (WATTIER); THENCE CONTINUE NORTH 73°-26'-40" EAST A DISTANCE OF 388.55 FEET TO A CAPPED REBAR (SPEAKS) ON THE WEST RIGHT-OF-WAY LINE OF BYRNEWOOD ROAD EAST (AKA SOUTH POINT ROAD)(50' R/W); THENCE RUN SOUTH 16°-32'-32" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 170.55 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 66°-57'-49" WEST A DISTANCE OF 268.07 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00°-37'-30" WEST A DISTANCE OF 185.23 FEET TO A CAPPED REBAR (CASCORLS); THENCE CONTINUE SOUTH 00°-37'-30" WEST A DISTANCE OF 7', MORE OR LESS, TO A POINT ON THE CENTERLINE OF A CANAL; THENCE RUN SOUTHEASTWARDLY ALONG THE CENTERLINE OF SAID CANAL A DISTANCE OF 307', MORE OR LESS, TO THE INTERSECTION OF THE PROJECTION OF THE WEST BANK OF EAST FOWL RIVER; THENCE RUN SOUTHWESTWARDLY ALONG THE PROJECTION OF SAID WEST BANK A DISTANCE OF 825 FEET, MORE OR LESS, TO THE CENTERLINE OF A CANAL; THENCE RUN NORTH 57°-30'-26" WEST A DISTANCE OF 270', MORE OR LESS TO A POINT (SAID POINT BEING SOUTH 38°-12'-16" WEST 884.54 FEET FROM THE LAST MENTIONED CAPPED REBAR (CASCORLS)); THENCE RUN NORTH 89°-52'-05" WEST A DISTANCE OF 198.55 FEET; THENCE RUN NORTH 75°-11'-05" WEST A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 68°-27'-57" WEST A DISTANCE OF 340.00 FEET; THENCE RUN NORTH 73°-32'-03" WEST A DISTANCE OF 81.00 FEET; THENCE RUN SOUTH 56°-57'-27" WEST A DISTANCE OF 66.06 FEET; THENCE RUN SOUTH 44°-58'-37" WEST A DISTANCE OF 90.00 FEET; THENCE RUN SOUTH 77°-29'-00" WEST A DISTANCE OF 88.28 FEET; THENCE RUN NORTH 88°-18'-14" WEST A DISTANCE OF 48.84 FEET TO THE NORTHEAST LINE OF LOT 1, BAY HARBOUR, AS RECORDED IN MAP BOOK 42, PAGE 57 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 72°-04'-43" WEST ALONG SAID NORTHEAST LINE A DISTANCE OF 58.25 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH LINE OF LOT 1, RESUBDIVISION OF LOTS 1-4, BAY HARBOUR, AS RECORDED IN MAP BOOK 125, PAGE 70 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN NORTH 83°-33'-46" WEST ALONG SAID NORTH LINE A DISTANCE OF 279.51 FEET TO A CAPPED REBAR (WATTIER) AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN NORTHWARDLY ALONG THE EAST RIGHT-OF-WAY LINE OF DAUPHIN ISLAND PARKWAY (VARIABLE R/W) AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 10°-22'-15", A RADIUS OF 909.93 FEET, A CHORD BEARING OF NORTH 08°-42'-45" WEST, AND A CHORD LENGTH OF 158.21 FEET); AN ARC DISTANCE OF 159.41 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTHWARDLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID DAUPHIN ISLAND PARKWAY AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 01°-48'-16", A RADIUS OF 1,849.86 FEET, A CHORD BEARING OF NORTH 04°-38'-00" EAST, AND A CHORD LENGTH OF 58.26 FEET); AN ARC DISTANCE OF 58.26 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 05°-32'-08" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 144.82 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 84°-33'-33" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 10.20 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 05°-31'-13" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 95.85 FEET TO A CAPPED REBAR (ILLEGRIBLE); THENCE RUN SOUTH 88°-20'-02" EAST A DISTANCE OF 250.77 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 05°-29'-17" EAST A DISTANCE OF 301.14 FEET TO A CAPPED REBAR (SPEAKS); THENCE RUN NORTH 88°-20'-49" WEST A DISTANCE OF 243.43 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF SAID DAUPHIN ISLAND PARKWAY; THENCE RUN NORTH 05°-17'-45" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 330.90 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 89°-53'-56" EAST A DISTANCE OF 723.57 FEET TO A CAPPED REBAR (BSI); THENCE RUN NORTH 05°-15'-10" EAST A DISTANCE OF 301.13 FEET TO A CONCRETE MONUMENT ON THE SOUTH LINE OF BYRNEWOOD ESTATES, AS RECORDED IN MAP BOOK 80, PAGE 7 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN NORTH 89°-51'-53" EAST ALONG SAID BYRNEWOOD ESTATES A DISTANCE OF 282.71 FEET TO A 1/2" REBAR ON THE WEST LINE OF BYRNEWOOD SUBDIVISION, FIRST ADDITION, AS RECORDED IN MAP BOOK 68, PAGE 41 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 05°-10'-10" WEST ALONG SAID WEST LINE A DISTANCE OF 4.58 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID BYRNEWOOD SUBDIVISION, FIRST ADDITION; THENCE RUN NORTH 89°-51'-51" EAST ALONG THE SOUTH LINE OF SAID BYRNEWOOD SUBDIVISION, FIRST ADDITION A DISTANCE 252.86 FEET TO A CAPPED REBAR (BSI) AT THE SOUTHEAST CORNER OF SAID BYRNEWOOD SUBDIVISION, FIRST ADDITION; THENCE RUN NORTH 02°-37'-42" EAST ALONG THE EAST LINE OF SAID BYRNEWOOD SUBDIVISION, FIRST ADDITION A DISTANCE OF 683.52 FEET TO A CAPPED REBAR (BSI) AT THE NORTHEAST CORNER OF SAID BYRNEWOOD SUBDIVISION, FIRST ADDITION; THENCE RUN SOUTH 89°-39'-20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BYRNEWOOD ROAD A DISTANCE OF 224.57 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 52.38 ACRES, MORE OR LESS.



PARADISE FOUND  
RV RESORT

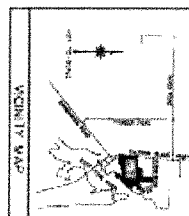
SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed and qualified Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client.

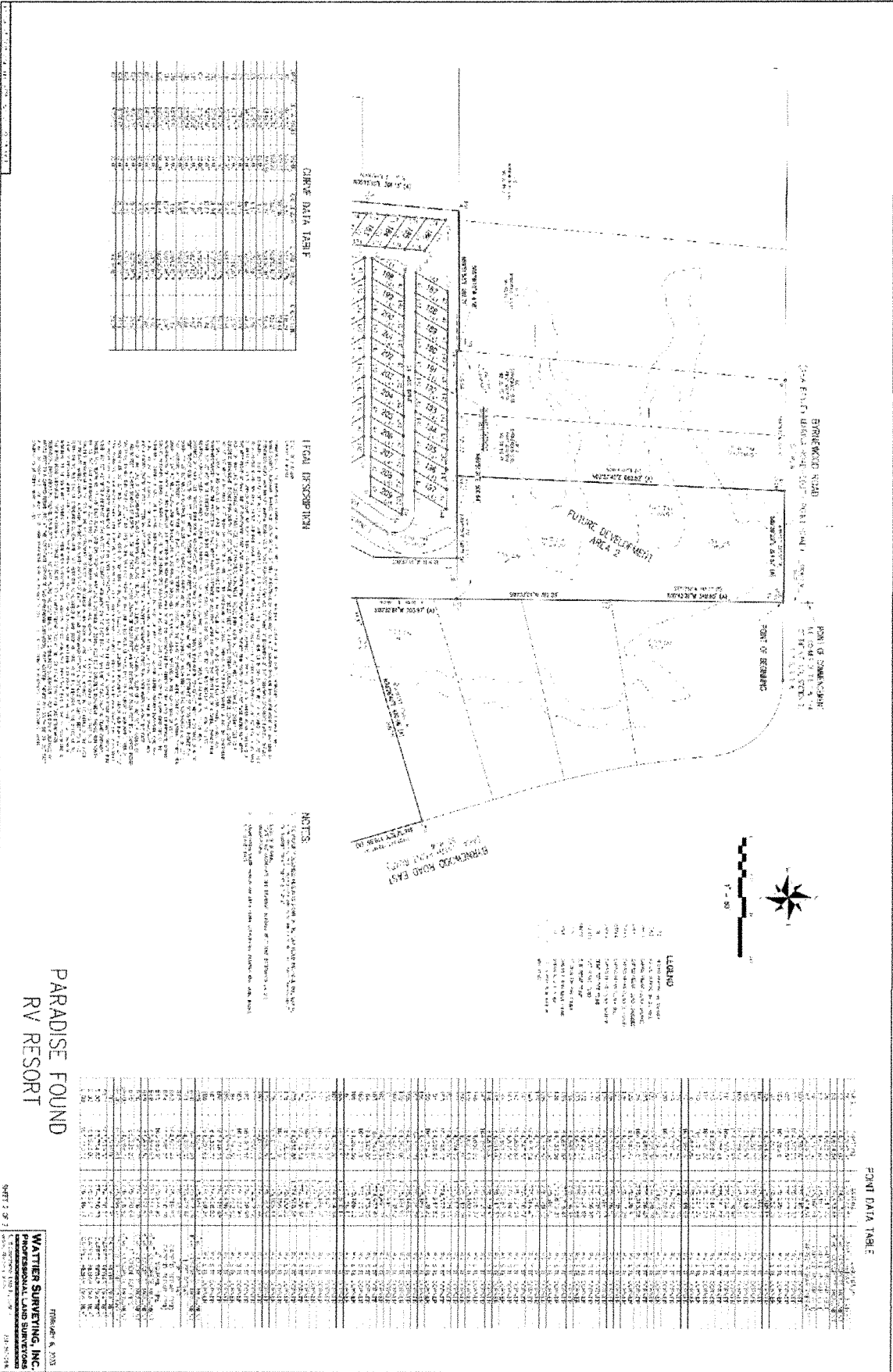
WALTER SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING  
1000 W. US HWY 90, SUITE 100  
DAULPHIN ISLAND, FL 32922  
TEL: 888-288-2888

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FORM 4 - 2023  
**WALTER SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYING  
 1000 W. US HWY 90, SUITE 100  
 DAULPHIN ISLAND, FL 32922  
 TEL: 888-288-2888



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**LEGAL DESCRIPTION**

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**NOTES**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORD PLANS.
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**PARADISE FOUND  
RV RESORT**

WALTER SURVEYING, INC.  
PROFESSIONAL LAND SURVEYORS  
1000 W. 10th Street, Suite 100  
Tulsa, Oklahoma 74106  
Phone: 918.438.1234  
Fax: 918.438.1235  
www.waltersurveying.com

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**EXHIBIT "B"**  
**TO**  
**DECLARATION OF CONDOMINIUM**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**THE INITIAL COPY OF THE ARTICLES OF INCORPORATION OF THE  
ASSOCIATION**

**(a nonprofit corporation)**

**All terms used in these Articles of Incorporation of Paradise Found RV Resort Condominium Association, Inc. (the "Articles") will have the same meaning as the identical terms used in the Declaration of Condominium of Paradise Found RV Resort Condominium (the "Declaration"), unless otherwise defined herein.**

**ARTICLE I**

Name

The name of the corporation will be Paradise Found RV Resort Condominium Association, Inc. For convenience this corporation will be referred to herein as the "Association."

**ARTICLE II**

Purposes

1. The purpose for which this Association is organized is to manage, operate and maintain a condominium to be known as Paradise Found RV Resort Condominium (the "RV Resort") in accordance with the Declaration, and for any other lawful purpose.

2. The Association will have no capital stock and will make no distribution of income or profit to its members, directors or officers.

### ARTICLE III

#### Powers

1. The Association will have all of the common law and statutory powers of a nonprofit corporation which are not in conflict with the terms of these Articles, together with such additional specific powers as are contained in the Bylaws or Declaration, and all other powers reasonably necessary to implement the purpose of the Association.
2. All funds and the titles to all property acquired by the Association and the proceeds thereof must be held only for the benefit of the members in accordance with the provisions of the RV Resort Documents.
3. The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration.
4. To maintain, manage, repair, replace and operate the RV Resort Property, including any surface water management system located on the RV Resort Property, as permitted by a water management district including, without limitation all inlets, ditches, swales, culverts, Water control structures, retention and detention areas, ponds, lakes, floodplain, compensation areas, wetlands and any associated buffer areas, and wetlands mitigation areas.

### ARTICLE IV

#### Members

The qualifications of members, the manner of their admission to the Association, and voting by members will be as follows:

1. All Owners are members of this Association, and no other persons or entities are entitled to membership. Each Owner will be entitled to vote in accordance with the Bylaws.
2. Changes in membership in the Association will be established by the recording in the Office of the Probate Judge of Mobile County, Alabama, of a deed or other instrument

establishing a change of record title to a Unit and the delivery to the Association of a copy of such recorded instrument. The new Owner designated by such instrument will thereby become a member of the Association. The membership of the prior Owner will be thereby terminated.

3. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the member's Unit.

## ARTICLE V

### Directors

1. The affairs of the Association will be managed by a board of directors consisting of three (3) members. The names and addresses of the three (3) members of the initial Board of Directors, who shall hold office until election or appointment of their successors, are as follows:

Ty Engler  
Donald Engler  
Anthony Rogers

2. Directors of the Association must be appointed or elected at the annual meeting of the members in the manner determined by the Bylaws.

## ARTICLE VI

### Indemnification

Every director and every officer of the Association must be indemnified by the Association against all expenses and liabilities, including attorneys' and other professionals' fees, reasonably incurred by or imposed upon such officer or director in connection with any proceeding to which he or she may be a party, or in which such officer or director may become involved by reason of his or her being or having been a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided, that in the event of a settlement, the indemnification herein will apply only when the Board has approved such settlement and reimbursement as being in the best interests of the Association. The

foregoing indemnification will be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

## ARTICLE VII

### Bylaws

The Bylaws will be adopted by the Board and may be altered, amended or rescinded as provided in the Bylaws.

## ARTICLE VIII

### Amendments

Amendments to these Articles of Incorporation will be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment or a summary of the changes to be effected must be included in the notice of any meeting at which a proposed amendment is considered.
2. Until the first election of a majority of directors by members other than the Developer, proposal of an amendment and approval thereof will require the majority vote of the Board, and no meeting of the members nor any approval thereof is required, unless such meeting or approval is required by the Declaration.
3. After the first election of a majority of directors by members other than the Developer, the directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of members entitled to vote thereon, which may be either an annual or special meeting. The proposed amendment shall be adopted upon receiving at least two-thirds (2/3) of the votes entitled to be cast by members present or represented by proxy at such meeting.
4. Once adopted, an amendment will be effective when filed with the Office of the Probate Judge of Mobile County, Alabama.
5. Notwithstanding the foregoing, these Articles may be amended by the Developer as may be required by any governmental entity; as may be necessary to conform these Articles to

any governmental statutes; as may be in the best interests of the Association; or as the Developer may deem appropriate, in its sole discretion, to carry out the purposes of the project and to expand or enhance the RV Resort.

**ARTICLE IX**

Term

The term of the Association is the life of the RV Resort. The Association will be terminated by the termination of the RV Resort in accordance with the Declaration.

**ARTICLE X**

Incorporator

The name and address of the incorporator to these Articles of Incorporation is as follows:

Name

Address

Ty Engler

11551 Dauphin Island Pkwy, Theodore, AL 36582

**ARTICLE XI**

Registered Agent

The Association hereby appoints Ty Engler as its Registered Agent to accept service of process within this state, with the Registered Office located at 11551 Dauphin Island Pkwy, Theodore, AL 36582.

**ARTICLE XII**

Principal Office

The address of the principal office and the mailing address of the Association shall be 11551 Dauphin Island Pkwy, Theodore, AL 36582, or at such other place as may be subsequently designated by the Board. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted by section 10-3A-43, Alabama Code, as amended.

**EXHIBIT "C"**  
**TO**  
**DECLARATION OF CONDOMINIUM**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

---

**THE INITIAL COPY OF THE BYLAWS OF THE ASSOCIATION**  
**OF**

**PARADISE FOUND RV RESORT CONDOMINIUM ASSOCIATION, INC.**

**a nonprofit corporation**  
**under the laws of the State of Alabama**

All terms used in these Bylaws of Paradise Found RV Resort Condominium Association, Inc. ("Bylaws") will have the same meaning as the identical terms used in the Declaration of Condominium of Paradise Found RV Resort Condominium ("Declaration"), unless the context otherwise requires. In the event of a conflict between these Bylaws and the Declaration, the Declaration will prevail.

**I. IDENTITY**

These are the Bylaws of Paradise Found RV Resort Condominium Association, Inc., a nonprofit corporation incorporated under the laws of the State of Alabama ("Association"), by the filing of the Articles of Incorporation ("Articles of Incorporation") which have been filed in the office of the Judge of Probate for Mobile County, Alabama. The Association has been organized for the purpose of administering a condominium upon certain lands in Mobile County, Alabama, known as Paradise Found RV Resort Condominium ("RV Resort"), in accordance with the Declaration.

1. The principal office of the Association is at 11551 Dauphin Island Pkwy, Theodore, AL 36582 or at such other place as may be designated by the Board from time to time.
2. The fiscal year of the Association is the calendar year.

## II. MEMBERS' MEETINGS

1. The annual members' meeting will be held at such time, place, and date as may be designated by the Board, for the purpose of electing directors and of transacting any other business authorized to be transacted by the members or the RV Resort Documents.
2. Special members' meetings will be held whenever called by the president or by a majority of the Board, at such time, place and date as may be designated by the Board, and must be called by such officers upon receipt of a written request from twenty percent (20%) of the voting interests of the members except as provided for in Article III and Article VI below.
3. Notice of all members' meetings stating the place, day and hour, and the agenda, including the general nature of any proposed amendment to the declaration or Bylaws, any budget changes, and any proposal to remove an officer or member of the board, for which the meeting is called will be mailed or hand delivered to each member, unless waived in writing. Such notice will be sent in writing to each member at his address as it appears on the books of the Association and will be sent by mail to each member not less than ten (10) days nor more than sixty (60) days prior to the date of the meeting. Members may waive notice of annual and special meetings and may take action by written agreement without meetings for those matters which are specifically provided for in the RV Resort Documents or by statute. Any member's attendance at a meeting will constitute a waiver of the notice of that meeting. Mortgagees, as that term is defined in the Declaration, will, upon prior written request, be entitled to receive notice of all members' meeting. Failure to provide such notice does not invalidate any action taken at an otherwise properly noticed meeting.
4. The presence in person or by proxy at the beginning of the meeting, of members representing twenty percent (20%) of the total voting interests which may be cast for election of the board constitutes a quorum, throughout the meeting, and except as otherwise provided in these Bylaws, approvals or actions given or taken by the Owners shall be given or taken in accordance with Section 9.7 of the Declaration. Notwithstanding anything in these Bylaws to the contrary, the provisions of this Section 4 shall only be amended by the vote of two-thirds (2/3) of all of the voting interests of the Association.
5. All Owners are members of the Association, and no other persons or entities are entitled to membership. Each Resort Unit and each Resort Operation Unit will have one (1) vote in the Association. Where a Unit is owned by more than one Owner, the co-tenants of



the Unit must file a voting certificate with the Association setting forth which co-tenant is designated to cast the vote for that Unit.

6. Votes may be cast in person or by proxy in accordance with § 35-8A-310, *Alabama Code*. Any proxy given terminates one year after its date, unless a shorter term is specified. Each proxy must specifically set forth the name of the person voting by proxy; the name of the person authorized to vote the proxy, and the date the proxy was given. Every proxy is revocable at any time at the pleasure of the member executing it so long as that member provides actual notice of revocation to the person presiding over the meeting of the Association. If a proxy expressly provides, any proxy holder may appoint, in writing, a substitute to act in the member's place. If such provision is not made, substitution is not authorized.
7. Approval or disapproval of a member upon any matter, whether or not the subject of an Association meeting, must be by the same person, corporation or other entity who would cast the vote of such member if in an Association meeting.
8. If any meeting of members cannot be organized because a quorum has not been achieved, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.
9. Unless modified by the Board or the members, the order of business at annual members' meetings and, as far as practicable at all other members' meetings, is as follows:
  - A. Collection of Ballots.
  - B. Call to order.
  - C. Election of chairman of the meeting.
  - D. Calling of the roll and certifying of proxies.
  - E. Proof of notice of meeting or waiver of notice.
  - F. Reading and disposal of any unapproved minutes.
  - G. Report of officers.
  - H. Report of committees.
  - I. Election of directors.
  - J. Unfinished business.
  - K. New business.
  - L. Adjournment.

Notwithstanding the foregoing, if any item listed above is not relevant to a particular meeting, as determined by the Board in the Board's sole and absolute judgment, such item will not be required to be addressed at that particular meeting.

10. For so long as the Developer holds Units for sale or lease in the ordinary course of business, none of the following actions may be taken without the prior approval in writing by the Developer:

- A. Assessment of the Developer as the Owner of Units for capital improvements;
- B. Any action by the Association that would be detrimental to the sale or lease of Units by the Developer;
- C. Any other action by the Association for which the RV Resort Documents require the prior written approval of the Developer.

### **III. DIRECTORS**

1. The affairs of the Association are managed by a board of directors who will be members of the Association, excepting that directors appointed by the Developer and to fill Developer seats on the Board and the first Board and their successors appointed by the remaining directors (in the event of vacancies occurring before the first election of a majority of directors by members) need not be members. The initial Board will consist of three (3) directors, which will serve until the first election of directors, and at the first election of directors and thereafter, the membership of the Board will consist of five (5) directors. Where Units are owned by corporations, the officers, directors, employees or other appointed representatives of said corporations are eligible to serve on the Board on behalf of the corporation. Notwithstanding anything in these Bylaws to the contrary, the provisions of this Section 1 may only be amended by a vote of two-thirds (2/3) of all of the voting interests of the Association.
2. Election of directors will be conducted in the following manner:
  - A. Members of the Board are elected by written ballot or voting machine at an annual meeting of the members of the Association. Proxies may not in any event be used in electing the Board, either in general elections or elections to fill vacancies caused by recall resignation, or otherwise, unless specifically allowed by § 35-8A-310, *Alabama Code*. Each member of the Board elected by the owners other than the Developer pursuant to Subparagraphs C.(1) and C.(2) below shall be elected so as to achieve staggered terms of service. Not less than sixty (60) days before a scheduled election, the Association will mail or deliver, whether by separate Association mailing or included in another Association

mailing or delivery including regularly published newsletters to each Owner entitled to vote, a first notice of the date of the election. Any Owner or other eligible person desiring to be a candidate for the Board must give written notice to the Association not less than forty (40) days before a scheduled election. Not less than fourteen (14) days before the election, the Association will mail or deliver a second notice of the election to all Owners entitled to vote in the election, together with a ballot listing all candidates. Elections are decided by a plurality of those ballots cast. There is no quorum requirement; however, at least twenty percent (20%) of the eligible voters must cast a ballot in order to have a valid election of members of the Board. There is no cumulative voting.

- B. Vacancies on the Board may be filled by the remaining directors subject to the provision of Paragraph 2(C) of this Article. A director appointed to fill a vacancy in office will serve the remainder of the term of the office to which he is appointed.
- C. The initial three (3) directors will be appointed by the Developer and will serve until the first election of directors. At the first election of the directors, the number of directors will be increased to five (5). The Owners of the Resort Units will be entitled to elect three (3) members of the Board and the Owners of the Resort Operation Units will be entitled to elect two (2) members of the Board. Only the Resort Unit Owners shall vote for the seats that may be elected by the Resort Unit Owners, and only Resort Operation Unit Owners shall vote for the seats that may be elected by Resort Operation Unit Owners.

Unless applicable law is subsequently amended to permit a longer period of control of the Board by the Developer (in which case such applicable law will govern at the option of the Developer and the Developer may amend these Bylaws to provide for such longer period):

- 1. The Developer may continue to designate from time to time all Developer positions on the Board until the earliest of the following (“Termination of Developer Control Event”):
  - a. Sixty (60) days after conveyance of seventy-five percent (75%) of the Units which may be created to Unit Owners other than Declarant;
  - b. Two (2) years after Declarant has ceased to offer units for sale in the ordinary course of business, or

- c. Two (2) years after any development right to add new units was last exercised.

2. Alabama law requires the following:

- a. Not later than ninety (90) days after conveyance of twenty-five (25%) of the Units which may be created to unit owners other than the Developer, at least one (1) member and not less than twenty-five percent (25%) of the members of the Board must be elected by Unit Owners other than the Developer.
- b. Not later than ninety (90) days after conveyance of fifty percent (50%) of the Units which may be created to Unit Owners other than the Developer, not less than thirty-three and one-third percent (33 1/3%) percent of the members of the Board must be elected by Unit Owners other than the Developer.

To meet these requirements, at such time as Owners other than the Developer are entitled to elect not less than twenty-five percent (25%) of the members of the Board, the Owners of the Resort Units other than the Developer shall be entitled to elect two (2) of the three (3) directors allocated to the Resort Units as set forth in this section (which is forty (40) percent of the members of the Board).

- 3. Upon a Termination of Developer Control Event, the Owners of Resort Units other than the Developer will be entitled to elect three (3) members of the Board and the Owners of Resort Operation Units will be entitled to elect two (2) members of the Board. The Board shall elect the officers. Two board members and officers shall take office upon election.
- 4. Notwithstanding any provision of the Declaration or Bylaws to the contrary, the Unit Owners, by a two-thirds (2/3) vote of all persons present in person and entitled to

vote at any meeting of the unit owners at which a quorum in person is present, may remove any member of the Board with or without cause, other than a member appointed by the Developer.

5. Nothing in this Paragraph C should be construed so as to preclude the Developer from relinquishing control of the Board at any earlier time the Developer may so elect.
  6. Except as otherwise permitted in this Paragraph C, the provisions of Subparagraphs (1), (2), and (3) above may only be amended by the vote of two-thirds (2/3) of all of the voting interests of the Association.
3. Except as otherwise required to achieve staggered terms of service pursuant to Subsection 2.A. above, members of the Board who are elected by Owners other than the Developer at the annual meeting of members shall serve for a two (2) year term and thereafter until a successor is duly elected or qualified or until the director is removed in the manner elsewhere provided. Where necessary to achieve staggered terms of service pursuant to Subsection 2.A. above, members of the Board who are elected by Owners other than the Developer may be elected to terms of service, the lengths of which may be greater or less than two (2) years as determined by the incumbent members of the Board; provided, however, that such terms of service shall be not less than six (6) months in length and not greater than thirty (30) months in length.
  4. The organizational meeting of a newly elected Board will be held within ten (10) days of the election at such place and time as will be fixed by the Board at the meeting at which the directors were elected, and no further notice of the organizational meeting will be necessary provided that a quorum is present.
  5. Regular meetings of the Board may be held at such time and place as will be determined from time to time by a majority of the directors. Notice of regular meetings will be given to each director, personally, by facsimile upon confirmation of receipt, by mail, telephone or telegraph at least three (3) days prior to the date named for such meeting unless such notice is waived. Notwithstanding anything in this Section to the contrary, if a meeting of the Board at which non emergency special assessments, or at which amendment to rules regarding Unit use will be considered is called, notice will be mailed or hand-delivered to the Owners not less than ten (10) days prior to the meeting. All meetings of the Board are open to all members of the Association.

6. Special meetings of the Board may be called by the chairperson of the Board or the president and must be called by the secretary at the written request of one-third (1/3) of the votes of the Board. Not less than three (3) days' notice of the meeting will be given to the directors personally or by mail, telephone or telegraph, which notice will state the time, place and purpose of the meeting.
7. Any director may waive notice of a meeting before or after the meeting, and such waiver will be deemed equivalent to the giving of notice. Any director's attendance at a meeting constitutes a waiver of the notice of that meeting.
8. A quorum at Board meetings consists of the directors entitled to cast a majority of the votes of the entire Board. The acts of the Board approved by a majority of votes present constitute the acts of the Board except as specifically otherwise provided in the Declaration. If at any meeting of the Board there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. Once a quorum is present, the meeting may resume and any business which might have been transacted at the meeting as originally called may be transacted without further notice.
9. The presiding officer of Board meetings is the president of the Association. In the absence of the president the vice-president presides unless the Board votes otherwise.
10. Directors' fees, if any, will be determined by the members of the Association, and no director will receive a fee prior to the election of a majority of the members of the Board by Owners other than the Developer.
11. Owner directors may be removed from the Board pursuant to a two-thirds (2/3) vote of all persons present in person and entitled to vote at any meeting of the unit owners at which a quorum in person is present.
12. Any vacancies in office occurring prior to an election will be filled by the remaining directors (even if the remaining directors constitute less than a quorum); provided, however, that any director who is appointed by the Developer may be removed by the Developer at any time. Upon such removal of a director appointed by the Developer, or upon the resignation of a director appointed by the Developer, the Developer will immediately appoint a replacement director and notify the remaining directors, if any, of such removal/resignation and appointment.

#### **IV. POWERS AND DUTIES OF THE BOARD**

All of the powers and duties of the Association will be exercised by the Board including those existing under the common. law, statutes, and the RV Resort Documents; except as otherwise provided in these Bylaws, statutes, and the RV Resort Documents. Such powers and duties of the Board will be exercised in accordance with the provisions of the Declaration which governs the use of the land, and will include, but not be limited to, the following:

1. Adopt and amend bylaws and rules and regulations, except that an association may not adopt a bylaw or enforce an existing bylaw to restrict an owner from renovating or decorating his or her unit in a manner that does not substantially alter the exterior appearance of the condominium;
2. Regulate and approve all alterations, additions, improvements, decorations, repairs, replacements, or changes to the exterior appearance of any unit or any other portion of the RV Resort.
3. Adopt and amend design standards, criteria, and/or guidelines which shall apply in consideration whether to approve a proposed alteration, addition, improvement, decoration, repair, replacement or change to the exterior of any owner's unit (including any building or other improvement located in a unit) or any other portion of the RV Resort, and enforce set standards, criteria, and/or guidelines by assessing fines and monetary penalties against those responsible for violations thereof which finds in monetary penalties may be collected and enforced in the same manner as assessments;
4. Adopt and amend budgets for revenues, expenditures, and reserves and impose and collect assessments for common expenses from unit owners;
5. Hire and discharge managing agents and other employees, agents, and independent contractors provided that a management contract with managing agents may only be terminated in accordance with its terms;
6. To maintain, manage, repair, replace and operate the RV Resort Property consistent with the Resort Standard as defined in the Declaration of Shared Facilities Easement, including, but not limited to, obtaining and maintaining adequate insurance to protect the Association and the RV Resort Property;
7. Institute, defend, or intervene in litigation of administrative proceedings in its own name on behalf of itself or two or more unit owners on matters affecting the condominium;
8. Make contracts and incur liabilities;

9. Regulate the use, maintenance, repair, replacement, and modification of common elements;
10. Cause additional improvements to be made as a part of the common elements;
11. Acquire, hold, encumber, and convey in its own name any right, title, or interest to real or personal property, but common elements may be conveyed or subjected to a security interest only pursuant to § 35-8A-312, *Alabama Code*;
12. Grant easements, encroachments, leases, licenses, and concessions through or over the common elements;
13. To bond any or all employees, officers and directors of the Association, for which the Association will bear the costs;
14. Impose and receive any payments, fees, or charges for the use, rental, or operation of the common elements; other than limited common elements described in § 35-8A-202(2) and (4), *Alabama Code*, and for services provided to unit owner;
15. Impose against owners of units charges for late payment of assessments and, after notice and an opportunity to be heard, levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the association;
16. Impose reasonable charges for the preparation and recordation of amendments to the declaration, resale certificates required by § 35-8A-409, *Alabama Code*, or statements of unpaid assessments;
17. Provide for the indemnification of its officers and board and maintain directors' and officers' liability insurance;
18. Assign its right to future income, including the right to receive common expense assessments, but only to the extent the declaration expressly so provides;
19. Exercise any other powers conferred by the declaration or bylaws;
20. Exercise all other powers that may be exercised in this state by legal entities of the same type as the association; and
21. Exercise any other powers necessary and proper for the governance and operation of the association.



The declaration may not impose limitations on the power of the association to deal with the declarant which are more restrictive than the limitations imposed on the power of the association to deal with other persons.

## **V. OFFICERS**

1. The executive Officers of the Association will be a president, a vice-president, a secretary, and a treasurer, all of whom will be directors of the Association and who will be elected annually by the Board at any meeting for terms not exceeding three years. Officers will serve without compensation at the pleasure of the Board. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the president cannot be the secretary. The Board will from time to time elect such other officers and designate their powers and duties as the Board determines necessary to manage the affairs of the Association.
2. The president is the chief executive of the Association. The president will have all of the powers and duties which are usually vested in the office of president including, but not limited to, the power of appointing committees from among the members from time to time, as the president may in the president's discretion determine appropriate, to assist in the conduct of the affairs of the Association.
3. The vice-president will in the absence of or disability of the president exercise the powers and duties of the president. The vice president will also generally assist the president and exercise such other powers and perform such other duties as may be prescribed by the Board.
4. The secretary will keep the minutes of the proceedings of the Board and the members in a book available for inspection by the Board or members, or their authorized representatives, at any reasonable time. The Association will retain these minutes for a period of not less than seven (7) years. The secretary will attend to the giving and serving of all notices required by law. The secretary will have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed.
5. The treasurer will have custody of all property of the Association, including financial records, funds, securities and evidence of indebtedness. The treasurer will keep the financial records of the Association and will keep the assessment rolls, the accounts of the members, and the books of the Association in accordance with generally accepted

accounting practices. The treasurer will perform all other duties incident to the office of the treasurer of an Association and as may be required by the Board or the president.

6. The compensation of all employees of the Association will be fixed by the Board. This provision does not preclude the Board from employing a director or officer as an employee of the Association nor preclude the contracting with a director for the management of the RV Resort.

## **VI. FISCAL MANAGEMENT**

The provisions for fiscal management of the Association set forth in the Declaration and the Articles are supplemented by the following provisions:

1. Assessments.

- A. The Board will fix and determine from time to time, the sum or sums necessary and adequate for the Common Expenses of the RV Resort. Common Expenses include the expenses for the operation, maintenance, repair or replacement of the Common Elements and the Limited Common Elements, costs of carrying out the powers and duties of the Association, all insurance premiums and expenses relating to such expenses, including fire insurance and extended coverage, any and all costs, charges, fees, payments, expenses and expense reimbursements required by the Shared Facilities Easement, including, without limitation, all Shared Facilities Costs allocated to Owners or the Association, and any other expenses designated as Common Expenses from time to time by the Board, or under the provisions of the Declaration. The Board is specifically empowered, on behalf of the Association, to make and collect assessments and to lease, maintain, repair and replace the Common Elements and Limited Common Elements of the RV Resort. The Board has the power, on behalf of the Association, to lease Common Elements of the RV Resort in accordance with the provisions of the Declaration. Funds for the payment of Common Expenses will be assessed against the members in proportion to their respective obligations for Common Expenses, as provided in the Declaration. Assessments for Units will become due and payable on a monthly basis, and will be considered delinquent if payment has not been received on or before the first (1st) day of each month, unless otherwise ordered by the Board. Special assessments, should such be required by the Board, will be levied in the same manner as provided for regular assessments, and will be payable in the manner determined by the Board. If a member is in default in the payment of any assessment or taxes due on his interest, the Association will have

all collection rights available to it under Section 35. If any unpaid share of Common Expenses or assessments is extinguished by foreclosure of a superior lien or by a deed in lieu of foreclosure of a superior lien, the unpaid share of Common Expenses or assessments will be Common Expenses collectible from all the Owners.

- B. The assessment roll will be maintained in a set of accounting books or records in which there will be an account for each Unit. Such an account will designate the name and address of the members or member, the dates and amounts in which the assessments come due, the amounts paid upon the account and the balance due upon assessments. Assessments will be made against members in an amount not less than required to provide funds in advance for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred. In the absence of a determination by the Board as to the frequency of assessments, assessments will be due and payable monthly. The personal liability of a member for assessments survives the termination of such member's membership in the Association.
- C. Any member will have the right to require from the Association a certificate showing the amount of unpaid assessments against him with respect to his Unit. The holder of a mortgage or other lien will have the same right as to any Unit upon which such holder has a lien. Any person (other than the Unit Owner) who relies upon such certificate will be protected.
- D. Notice of any meeting, whether a meeting of the Board or of the members of the Association, at which assessments against members are to be considered for any reason must specifically contain a statement that assessments will be considered and the nature of such assessments.

2. Budget.

- A. The Board will adopt a budget for each calendar year which will contain estimates of the cost of performing the functions of the Association and estimates of the income of the Association. The proposed annual budget of Common Expenses will be detailed and will show the amounts budgeted by accounts and expense classifications. In addition to annual operating expenses, the budget will include reserve accounts for capital expenditures and deferred maintenance. The budget will include, but not be limited to, the following items, as applicable:

1. Common Expense Budget

- i. Administration of the Association.
- ii. Management fees.
- iii. Maintenance.
- iv. Rent for facilities.
- v. Taxes upon RV Resort Property.
- vi. Taxes upon leased areas.
- vii. Insurance
- viii. Security provisions
- ix. Operating capital.
- x. Reserves.
- xi. Costs, charges, fees, payments, expenses and expense reimbursements required by the Shared Facilities Easement, including, without limitation, all Shared Facilities Costs allocated to Owners or the Association.
- xii. Other expenses.

2. Proposed assessments against each member, together with an annual total of assessments.

B. Within thirty (30) days after adoption of any proposed budget, the board shall provide a copy of the budget to all unit owners, and shall set a date for a meeting of the unit owners to consider ratification of the budget, not less than fourteen (14) nor more than thirty (30) days after delivery or mailing of the budget to the unit owners. Unless at that meeting a majority of all the unit owners present in person or by proxy or any larger vote specified in the declaration reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected, the periodic budget last ratified by the unit owners

shall be continued until such time as the unit owners ratify a subsequent budget proposed by the board.

3. The Depository of the Association will be such bank or other institution as permitted by applicable Alabama law, as will be designated from time to time by the Board and from which the monies in such accounts will be withdrawn only by checks signed by such persons as are authorized by the Board.

## **VII. PARLIAMENTARY RULES**

Robert's Rules of Order (latest edition) govern the conduct of the Association proceedings when not in conflict with the Articles and Bylaws or with the statutes of the state of Alabama.

## **VIII. AMENDMENTS**

Amendments to the Bylaws will be proposed and adopted in the following manner:

1. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members. Notice of the proposed amendment or a summary of the changes will be included in the notice of any meeting at which a proposed amendment is considered.
2. Except as otherwise provided in these Bylaws, a resolution adopting a proposed amendment must receive the approval of not less than two-thirds (2/3) of the votes entitled to vote.
3. An amendment when adopted becomes effective only after being recorded in the office of the Judge of Probate of Mobile County, Alabama.
4. These Bylaws may be amended by the Developer, if necessary, to make the same consistent with the provisions of the Declaration, to meet the requirements of any governmental entity or statute, as may be in the best interests of the Association, and as it may deem appropriate, in its sole discretion, to carry out the purposes of the project and to expand or enhance the RV Resort.
5. No bylaw may be revised or amended by reference to its title or number only. Proposals to amend existing bylaws must contain the full text of the Bylaws to be amended; new words will be inserted in the text underlined, and words to be deleted will be lined

through with hyphens. However, if the proposed change is so extensive that this procedure would hinder rather than assist the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language "Substantial rewording of Bylaw. See Bylaw... for present text." Nonmaterial errors or omissions in the bylaw amendment process will not invalidate an otherwise properly promulgated amendment.

#### **IX. SEVERABILITY AND CONFORMITY TO STATE LAW**

These Bylaws are to be governed by and construed according to the laws of the State of Alabama. If it should appear that any of the provisions of these Bylaws are in conflict with the Declaration or any rule of law or statutory provision of the state of Alabama, then such provisions of these Bylaws will be deemed inoperative and null and void insofar as they may be in conflict with the Declaration or any rule or such rule of law, and will be deemed modified to conform to the Declaration or such rule of law.

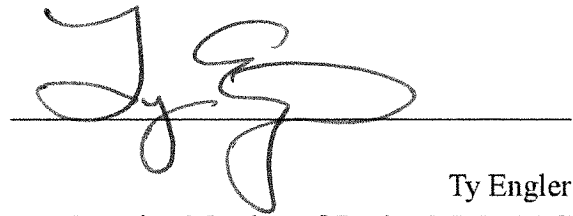
#### **X. INCORPORATION OF PORTIONS OF ALABAMA STATUTES**

Except as specifically provided otherwise in these Bylaws as permitted by Section 35, all provisions of Section 35-8A-101 through 417, *Alabama Code*, and Sections 10-3A-1 through 10-3A-225, *Alabama Code*, are deemed to be included in these Bylaws.

**CERTIFICATE**

The undersigned hereby certifies that he is the duly elected and acting secretary of the Association named herein and that the foregoing is a true copy of the Bylaws of said Association duly adopted by action of the Board dated February 7th, 2023, and hereby further certifies that such Bylaws have not been amended or rescinded and remain in full force and effect at the date hereof.

DATED this 7th day of February, 2023.

A handwritten signature in black ink, appearing to read 'Ty Engler', is written over a horizontal line. The signature is stylized and cursive.

Ty Engler  
Managing Member of Engler R.E.I., LLC

**EXHIBIT "D"**  
**TO**  
**DECLARATION OF CONDOMINIUM**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**SCHEDULE SETTING FORTH THE PERCENTAGE OF UNDIVIDED INTEREST OF  
EACH UNIT IN THE COMMON ELEMENTS**

Percentage Interests in Common Elements, Common Surplus, Common Expenses and Shared Facilities Cost.

Each Unit within the RV Resort shall have an undivided percentage interest in the Common Elements and Common Surplus and a share of the RV Resort Common Expenses and Shared Facilities Costs of the RV Resort on an equal fractional basis. This fractional interest is based on the total number of Resort Units and Resort Operation Units declared as part of the RV Resort at any given time.

To determine the exact percentage interest of a given Unit declared into the RV Resort at any given time, the following mathematical formula applies:  $1 = I/T$ .

1. "I" represents the interest to be determined of a particular unit.
2. "T" represents the total number of Resort Units declared as part of the RV Resort.

The costs and expenses associated with Limited Common Elements will be shared by the Owners in the same manner as that for costs and expenses associated with the Common Elements. The responsibility for maintenance, repairs, and replacement of the Limited Common Elements appurtenant to the Owner's Units, if any, will be with the Association at the expense of all Owners in accordance with the Owner's percentage interest.



**EXHIBIT "E"**  
**TO**  
**DECLARATION OF CONDOMINIUM**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**THE INITIAL COPY OF THE RV RESORT RULES AND REGULATIONS**

1.1 Recreational Vehicles/Park Models. All RVs must be commercially manufactured, at least twenty (20) feet in length and certified by RVIA or other licensed recognized converters. RVs with slide-outs, foldouts and pop-outs that utilize any type of fabric as part of the wall, sides, or top are not allowed. No later than twenty (20) years old, measured from January 1st, or otherwise approved by the Developer. Leniency to this restriction may be allowed at the sole discretion of the Developer on any unsold units.

1.2 Recreational vehicles. Travel trailers, fifth-wheels, trailers, motorhomes of all classes, park models, park trailers, utility sheds and screen porches shall be compatible in color, texture and design with similar recreational vehicles, dwellings, and structures in the Resort. No advertising, wording, slogans or script that may be offensive shall be displayed on a Unit. The Board of Directors, in its sole discretion, will determine the objection as noted above, which may result in a fine and immediate request for an approved change or removal from the Resort.

1.3 Waste Water. Do not discharge wastewater or gray water on the ground. State law requires the use of a rubber or plastic donut with the sewer hose attached to the sewer outlet. Violators will be subject to a \$500 fine as well as possible ejection.

1.4 Freestanding Rooms. Freestanding screen rooms, gazebos, tents, dining flies or carports are not allowed.

1.5 Occupancy. No more than two (2) adults and four (4) children shall occupy a Unit, or a total of six (6) total persons.

1.6 Registration. Upon arrival and departure, all Owners and renters are required to register at the Welcome Center office.

1.7 Owner Departure. Before leaving for the season, Owners must notify the mailroom of departure dates and make arrangements for the forwarding of their mail.

1.8 Guests. Owners and renters are fully responsible for their guests.

1.9 Recreational Facilities. Owners must observe the specific Rules and Regulations as posted.

- 1.10 Quiet Hours. Between the hours of 10 p.m. to 7 a.m.
- 1.11 Alcoholic Beverages. Are not permitted in any common area of the Resort in glass containers.
- 1.12 River/Canal/Bank Shore. As common area, the bank and/or shoreline may not be used to attach, either permanently or temporarily, any fixture, structure, to beach or moor any watercraft of any type, or to build an architectural structure thereon. No lines or connections of any kind may extend across the bank/shoreline to reach or secure a watercraft or other.
- 1.13 Swimming or Wading. These Activities are NOT permitted, due to the dangers of alligators, slippery slopes and deep drop-offs. State law prohibits feeding alligators.
- 1.14 Bicycling, Rollerblading, SkateBoarding. These Activities are restricted to the paved streets. Anyone operating mentioned modes of transportation, will be required to have a headlight displayed and on while in motion after dark. Beware of leaving valuables unlocked and outside at any time. The Association, Developer, or its affiliates are not liable for stolen or damaged property.
- 1.15 Walkers. When walking in the roadway, walkers must walk facing traffic at all times and must carry a flashlight(s) after dark.
- 1.16 Contract Work. Is Limited daily from 7 a.m. to 5 p.m., Monday through Saturday. Contract work is not allowed on Sunday or the following six holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and Christmas.
- 1.17 Speed Limit. A six (6) MPH speed limit must be observed.
- 1.18 Motorcycles, Mini-Bikes, Golf Carts, AND Mopeds. These motor vehicles must have a licensed operator and may not be used in the Resort in such a way as to create or cause harm or disturbance. ATVs are not permitted to be operated on Resort property. All motorcycles, motorized trikes, mini-bikes and other recreational vehicles, including custom cars, must have original equipment mufflers. No straight pipes or open mufflers and no wrapping or racing engines that produce excessive noise are allowed.
- 1.19 Golf Carts. A valid driver's license is required to operate a golf cart. All golf carts must have lot numbers (at least two inches high) on the bottom of or below the front windshield. Golf carts operating after sunset must have light(s) turned on while in Operation. Golf carts must be operated properly and driven only on roadways. Golf Carts are not to be driven across vacant or occupied sites or other restricted areas. Proof of proper liability insurance must be shown at time of check-in.
- 1.20 Maintenance of Vehicles. This Activity is not allowed on any unit. Vehicle washing on site is not permitted.
- 1.21 Night Driving. If used after dark, all vehicles, including bikes and golf carts, must be equipped with Operational front and rear lighting.

1.22 Vehicles. Only two (2) currently licensed vehicles are permitted per lot. No vehicles of any kind, including golf carts may be stored on the grass or extend over the sidewalk or roadways. Proper parking pass must be obtained by guests from the office at time of check -in.

1.23 Vehicle Storage. Storage of boats, boat trailers, utility trailers, or automobile trailers on a lot is not allowed. Open storage may be rented in the storage area by property Owners and renters. A rental agreement with a "Hold Harmless Agreement" must be signed and on file at the Association/Property Management business office and a lot will be assigned. Units stored are Limited to recreational vehicles owned or leased by the resident renting the storage space. Sub leasing is prohibited. All Units placed in storage shall be towable or motorized, roadworthy and capable of being licensed. Units must be aesthetically pleasing and present no visible evidence of a commercial character from any viewing side, front or end. Units shall not be permanently set and maximum width shall not exceed 96 inches. Final approval or rejection of a Unit qualifying for storage placement shall be from the Management Company and/or Developers in its sole discretion.

1.24 Clotheslines. Clotheslines are not allowed. Do not tie rope or string of any kind to trees.

1.25 RV Positioning. RVs shall be positioned on lots according to original utility designation unless adjoining lots are owned by the Owner. If and when one or both lots are sold, both shall be returned to the original utility designation.

1.27 Air Conditioning Units. Air conditioning Units may be screened from view by the use of composite lattice. The lattice enclosure may not be closer than six (6) inches on any side or more than twelve (12) inches on any side of the air conditioner. The enclosure may not extend more than twelve (12) inches above the air conditioner. Composite lattice must be white or match the color of the park model. The composite enclosure must be secured to the concrete pad using lag bolts. All enclosures must be installed so as to provide ease of maintenance and shall not restrict normal airflow to the Unit.

1.28 Overnight RV Parking. Overnight occupancy of the RV is not permitted on the street. RV's should not block or be parked on the sidewalk during this period of time. Owners are encouraged to put an orange safety cone behind the RV for safety purposes. Slide outs should only be extended while Actively loading/unloading and may not be left out overnight.

1.29 Potable Water. Potable (drinking) water for sprinkling/watering of plants, grass, trees, etc. on Owner lots is prohibited with the exception of supplemental watering using a hand held hose. Use of soakers, sprinklers or similar devices, which use potable water, are not allowed. If a lot needs additional ongoing irrigation, lot Owners may, subject to Board approval, expand or modify the lot's irrigation system. In such cases, the lot Owners (and their successors in title) shall be responsible for all additional costs or other expenses affiliated with the modification of the lot's irrigation installation.

1.30 Common Elements, Limited Common Elements, and Shared Facilities. The Common Elements, Limited Common Elements, and Shared Facilities may be used only for the purpose for which they are intended and the furnishing of services and Facilities for the enjoyment of and

use by the Owners, except as approved by the Board. The restrictions of this Section do not apply to the Developer or the Owners of Resort Operation Units.

1.31 Nuisances. No nuisance will be allowed on the RV Resort Property, nor any use or practice that is the source of annoyance to Owners or which interferes with the peaceful possession improper use of the RV Resort Property by the Owners. All parts of the RV Resort will be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage will be allowed to accumulate, nor any fire hazard allowed to exist. All Common Elements will be kept free for their intended use and must in no event be used as storage areas, either on a temporary or permanent basis. No Owner may make or cause to be made any noises, or use musical instruments, radios, televisions, amplifiers, or other such equipment in a manner that may tend to disturb other Owners. No Owner may permit any use of the RV Resort Property that will increase the cost of insurance on the RV Resort Property. The restrictions in this Section do not apply to (i) the Developer or the Owner of the Resort Operation Unit with respect to its ordinary Operation of its commercial Activities on the RV Resort or in RV Resort Operational Units; (ii) the Association or Management Company with respect to the ordinary Operation, maintenance or management of the RV Resort Property; or (iii) the hotel Operations, if any, being conducted at the RV Resort Property. It is expressly contemplated that Resort Operation Units may be operated as commercial spaces containing stores, restaurants, ticket desk, entertainment areas, and other public establishments which may have night time hours of Operation in which may result in noise or light levels in excess of levels typically occurring in areas consisting solely of residential accommodations; nothing contained in these use restriction shall be deemed for prohibit such commercial Activities for Resort Operation Units.

1.32 Lawful use. No immoral, improper, offensive, or unlawful use may be made of the RV Resort Property, and all laws, zoning ordinances, and Regulations of all governmental bodies having jurisdiction must be observed. The party that is responsible for satisfying their requirements, directives, orders, and restrictions of governmental bodies for maintenance, modification, or repair of the RV Resort Property or a Unit will be the same party that is responsible for the maintenance and repair of the property concerned.

1.33 Signs. No signs, notice, other display, or advertising may be posted, displayed, maintained, inscribed, painted, or affixed to any part of the RV Resort Property, on the outside of a recreational vehicle, or in the window of any vehicle parking on the RV Resort Property without the prior written approval of the Board, except for those displayed on behalf of the Developer or it's designees in accordance with its rights under this Declaration. The restrictions of the Section do not apply to the Developer or the Owners of Resort Operation Units.

1.34 Solicitation. No solicitation of any kind, whether commercial, religious, educational, or otherwise, may be conducted anywhere on the RV Resort Property unless specifically authorized in advance and in writing by the Board, except for the Activity permitted to be performed by Developer or its designees in accordance with its rights under this Declaration. The restrictions of this Section do not apply to the Developer or the Owners of Resort Operation Units.

1.35 Check in. For security purposes, Owners must check in at the front desk located within the Welcome Center to register with the Association or Acting Management Company to the extent such Management Company is permitted utilization of the Welcome Center by the Owner of the Resort Operation Unit. Furthermore, any Owner who has leased or rented his Unit must (i) require the lessee to check in at the front desk located within the Welcome Center to register with the Association or Acting Management Company; and (ii) provide the name of the legacy to the Management Company at least 24 hours prior to the lessee's check-in.

1.36 Parking and storage. All bicycles, equipment or other such similar items shall be kept as to conceal them from view of neighboring property and any roadways or streets. Two licensed motor vehicles, in addition to a recreational vehicle, may be parked upon Resort Units. The restrictions of this Section do not apply to the Developer or the Owners of Resort Operations Units.

1.37 Trash and rubbish. Rubbish, trash and garbage shall not be burned nor allowed to accumulate on any Unit or on the RV Resort Property and shall be stored in secure containers. An Owner shall be responsible for the disposal of all rubbish, trash, garbage, cigarette butts, BBQ ashes, or any other litter on Owner's Units by disposing it in trash disposal receptacle area designated by the Board or placing it outside their Unit at trash pickup times designated by the Association or its acting Management Company.

1.38 Pets. An Owner may have Pets. An Owner may have common domestic pets. No horses, hogs, pigs, cattle, goats, sheep, snakes, or other reptiles, chicken or other fowl, or poultry shall be permitted. Pitbull dogs, rottweilers, Doberman, pinschers, or other similar breeds which may, in the sole discretion of the Board, have the potential for vicious or dangerous behaviors are prohibited. No pet may be kept, bred, or maintained for any commercial purpose whatsoever or become a nuisance or annoyance to other Owners. Numbers in the excess of a total of two household pets (other than aquarium kept tropical fish) shall prima facia be considered unreasonable. There is to be no tying up of animals while unattended. Notwithstanding the following provisions of this Section permitting common domestic pets, no reptiles, animals, birds or other pets may be kept, raised or maintained on the RV Resort Property under circumstances which, in the good faith judgment of the Board, constitutes an unreasonable annoyance, nuisance, or safety hazard to Owners and their respective guests and invitees or an unreasonable interference with the comfortable in quiet use, occupancy and enjoyment of the RV Resort Property. in furtherance of the foregoing, no pet shall be permitted to make any unreasonable amount of noise, disturb the peace, or otherwise become an annoyance or nuisance. Owners must pick up all solid waste of their pets and dispose of such waste properly and appropriately. All pets (including cats) must be always leashed or carried by hand when outside a Unit. No pet shall be left unattended outside of a recreational vehicle. Service animals may accompany a disabled person with certification for the service animal and without payment of any pet fee or other surcharge.

1.39 Antennas and satellite dishes. No exterior antennas, aerials, satellite dishes, or other apparatuses for the transmission or reception of television, radio, satellite, or other signals of any kind may be allowed on the RV Resort Property exceeding 1 meter in diameter, unless otherwise

approved in writing by the Board. Notwithstanding the restrictions contained in this Section, the Owners of the Resort Operation Units or upon roof of structures containing the Resort Operation Units, may place such antennas or satellite transmission receivers upon Resort Operation Units. No electrical or other equipment may be operated on the RV Resort Property with interference with television signal reception, except for permanent equipment on the resort.

1.40 Campfires. Campfires may be burned only in designated fireplaces and BBQ pits where available the Association or Management Company may prohibit or restrict campfires when hazardous fire conditions exist. Remember, campfires must be extinguished and “dead out” when leaving a campfire. No outside firewood. Firewood is available for purchase at the front desk. Do not burn leaves or trash. County burn bans may occur and will be posted inside the office. Any damages caused by a fire started by a guest/visitor, whether intentional or not, is the sole responsibility of the authorized guest of the site and the guest shall indemnify Paradise Found RV Resort, its Management Company, Developers, or the Association for any and all legal claims brought on by 3rd party.

1.41 Propane tanks. Only propane tanks utilized in connection with BBQ grills or other approved added elements associated with Resort Units, motor vehicles and recreational vehicles attached for the manufacturer of the same shall be permitted on a Unit. The use and storage of propane tanks must be in compliance with applicable Rules and Regulations, applicable laws, Rules and governmental regulations.

1.42 Waste tanks. Self-contained vehicle waste storage tanks must have the outlet plugged, except when hooked up to the sewer connection or when unloading into a dump station.

1.43 Vegetation. Owners or guests of such Owners may not cut the natural vegetation or in any way destroy the plant life surrounding any Unit, Resort Operation Unit, or Shared Facility.

1.44 Weapons. For the protection and safety of all individuals on the RV Resort Property, Owners or guests of such Owners may not carry outside Owner’s recreational vehicle or any other vehicle, any rifle, pistol, air gun, bow and arrow, slingshot, handgun, or other forms of deadly weapons anywhere on the RV Resort Property.

1.45 Alteration or damage. No Owner or guest of such Owner may alter the Common Elements, Resort Operation Units, Shared Facility or the face of the Units except for permanent alterations made in accordance with this Declaration. No Owner or guest of such Owner may deface, mar, or otherwise damage any part of the RV Resort Property. In the event of non-permanent alteration or damage, the Owner for itself or on behalf of any non-paying guest of such Owner will be liable for the cost of restoration or repair. If a Unit or facility is rendered unusable due to the intentional or negligent Act or omission of an Owner or guests of such Owner, the Owner also will be responsible for the costs of securing alternative accommodations or Facilities of comparable quality and location until the damaged accommodations or Facilities are repaired. All Owners must maintain such Owner’s Unit in accordance with the Resort standard, as defined in the Shared Facilities easement.

1.46 Decks, patios and awnings. A deck, patio or awning, whether uncovered or covered by a roof or semi-permanent cover and whether open sided, not fully enclosed or partially enclosed, not attached to the recreational vehicle, may not be longer or higher than the recreational vehicle, and may not exceed 8 feet in width unless approved by the Association. Any addition must be approved by the Management Company and/or Developer in writing.

1.47 Setbacks. Recreational vehicles shall be located on Units in compliance with all governmental setback requirements and Rules and Regulations established by the Board. In no event is a recreational vehicle or other structure to be located within 3 feet of the rear of the Unit, 10 feet of the roadside boundary of the Unit, or 2 feet from any other side of a Unit.

1.48 Tents and other structures. No tents, sheds, or other structures may be used at any time on the RV Resort Property, except for any gazebos that are constructed by the Developer. This rule does not apply when events are being held at the RV Resort Property.

1.49 Minor restrictions. Guests under the age of 18 must be accompanied by an adult while in residence at the RV Resort.

1.50 Outside lighting. Except as installed by the Developer, no spotlights, floodlights or similar high intensity lighting shall be placed or utilized upon any Unit which in any way allows light to be reflected on any other Unit, or any improvement thereon, or upon any common element.

1.51 RV Resort Rules and Regulations. Reasonable Rules and Regulations concerning the use of RV Resort Property may be promulgated and amended from time to time by the Board in the manner provided by the Bylaws.

1.52 Developer's use. The Developer may make such use of the RV Resort Property as may facilitate the sale or lease of Units or interest in other properties developed by the Developer or its affiliates, including showing of property and the display of signs and other promotional devices.

1.53 Leases. Entire Units may be leased by the Unit Owners (A management fee will be associated with any Unit Owner leasing his Unit); provided, however, that any such lease and the rights of any tenant thereunder are 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. Further, all leases must be in writing, with a copy provided to the Association upon request by the Association. These restrictions on use shall be a covenant running with each Unit, creating a burden on each single Unit and Unit Owner for the benefit of every other Unit and Unit Owner. Notwithstanding anything contained in this Section 12.26 to the contrary, each Owner shall be responsible for the Actions of his tenants and nothing herein or in any such lease shall relieve an Owner of his obligations under the Condominium Documents. Each Unit Owner who has or who shall lease his Unit irrevocably empowers and authorizes the Association or its managing agent to enforce the Rules and Regulations 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, the Condominium Documents, or any contract for lease. The Association, the Board or its managing agent shall not become liable to any Unit Owner or sublessor or other party for any loss of rents or other damages resulting from the reasonable exercise of the provisions of this Section. The provisions of this Section shall not be applicable to the Developer who is irrevocably empowered without any limitation at all times, whether for permanent or temporary occupancy to sell, lease or rent Units for any period and under any terms to any lessees or purchasers or transferees with the right to take any Action necessary to consummate the sale or rental of said Units, including, but not Limited to, the right to maintain model Units, post signs, have employees in the offices maintained in the Condominium buildings, use the Common Elements and show Units to prospective tenants. Sales and rental office signs and all items pertaining to the rental or sale of Units shall not be considered Common Elements and shall remain the property of the Developer.

1.54 Improvements. Without limiting the generality of Article 13 of this Declaration, but subject to any provision of this Declaration specifically permitting same, no Owner may cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, or windows of the RV Resort (including awnings, signs, storm shutters, screens, window tinting, furniture, fixtures and equipment), without the prior written consent of the Board. Notwithstanding the foregoing, any Owner may display one portable, removable United States flag in a respectful manner and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and veteran's day, may display any respectful way Portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, National Guard, or Coast Guard. The restrictions of this Section do not apply to the Developer or the Owners of Resort Operation Units.

1.55 Evacuation orders. In the event an emergency evacuation order is made by an appropriate state, county, or other governmental authority, whether voluntary or mandatory, the Association may implement an emergency plan in order to protect all Owners, the Resort property and the Association property. The emergency plan will be communicated to Owners staying at the RV Resort when implemented and may require that Owners vacate the RV Resort Property and find safer alternative accommodations at the Owner's sole expense. All Owners must adhere to the Association's emergency plan when implemented.

1.56 Timeshare estates. The Developer reserves the right to create an offer for sale timeshare or fractional interest Units in the RV Resort. The minimum duration of the recurring periods of rights of occupancy that may be created with respect to any and all Units in a recurring right to one week use for each timeshare or fractional interest in each Resort Unit for the duration of the RV Resort; however, the Developer reserves the right to create or allow the creation of large fractional interest in each Resort Unit with a maximum size of 1/4 interest in each Unit. If the Developer exercises the right described in Section 13.29, the Developer reserves the right to unilaterally amend the Declaration to provide the implementation, creation, and Operation of a functional plan in the sale of functional interests, which constitute timeshare estate under Alabama law. No Unit may be committed to any timeshare plan, exchange company, multi-site



club, membership club, non-equity clubs, or equity club by any person or entity other than the Developer without the Developer's prior written approval, and Developers sole and absolute discretion.

Timeshare or fractional interests may be created with respect to Resort Units in this RV Resort.

1.57 Relief by Board. The Board has the power (but not the obligation) to grant relief and appropriate circumstances for the provisions of specific restrictions contained in Article 13 or the RV Resort Rules and Regulations for good cause shown.

1.58 Windows of recreational vehicles. No reflective material, including, but not Limited to, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be permitted on any recreational vehicle so as to be visible from outside the recreational vehicle. The restrictions imposed on this Section do not apply to the Developer or Resort Operational Units.

1.59 Smoking. Smoking is prohibited inside any Resort Operation Unit. Any violation of this Section shall carry a fine levied by the Association at an amount pursuant to its discretion, and the Owner of any such Unit shall be subject to a damage fee levied by the Association at an amount equal to recoup the costs of the Association expended to replace filters, clean ventilation systems, floors, hallways, ceilings and for any other necessary remediation.

1.60 Dispute over Resort Operation Units. In the event of any doubt, conflict or dispute as to whether any portion of the RV Resort Property or Common Elements are or are not part of the Resort Operation Units under this Declaration, Resort Operation Unit Owners may, without the consent of the Association or then existing Owners or mortgages, record in the public records of Mobile County, a supplemental Declaration resolving such issues and such supplemental Declaration shall be dispositive and binding.

1.61 Condition of recreational vehicle. All recreational vehicles on Resort Units must be in good working order and in attractive condition, so as not to distract from the RV Resort. In no event shall any recreational vehicle be older than 20 years, measuring from January 1st of the current year, shall be permitted on the Resort Unit.

1.62 Drones. These devices are not permitted in the Resort for privacy and safety purposes at any time.

1.63 Fireworks. These items are not allowed to be discharged on the property at any time. This includes sparklers and explosives of any kind. Anyone caught with such items will be asked to leave the property without a refund.

1.64 Vehicle Repairs. There is to be no repairs of any vehicles or RV's while on Resort property. You may check the local listings for businesses that provide such services.

1.65 Generators. The use of generators on Resort property is strictly prohibited.

1.66 Common Grounds. Any guest/visitor/minor child that enters the common areas of the Resort at their own risk. The Developer shall not be liable for any damage or injury (including

death) to any guest/visitor/child resulting from walking, slipping, tripping, falling, biking, jogging or any other Activities in any area of the Resort.

1.67 Pool Policy. The hours of Operation for the pool are 9:00 am and close at 9:00 pm, and is subject to change without prior notice by the Developer or Management Company. All guests/visitors/minor children of the Resort choose to enter the pool area and swim at their own risk. There is NO lifeguard on duty. Absolutely no rough housing in the pool or pool deck areas. Children under the age of 15, must be accompanied by an adult at all times. Babies and toddlers must wear swim diapers to be within the pool area. Anyone behaving in an unsafe or destructive manner will be removed from the pool area by staff, as they see fit for the safety of others. No glass, pets, bicycles, skateboards are allowed inside the pool area. The Developer shall not be liable for any damages or injuries, including death to any guest/visitor/minor child resulting from any Activities inside and within the pool area. Paradise Found RV Resort shall not be liable for any damage or injury (including death) to any guest/visitor/minor child resulting from any activities inside the pool area. All parties assume all risks associated with all swimming activities at the Resort, including but not limited to- drowning, slipping, falling, sickness or water damage to any equipment or possessions of any guest/visitor/minor child.

1.68 Bathhouses. Bathhouses on site are provided for all Resort guests. Bathrooms may be slippery from water as a result from a previous guest. Do not enter a bathroom with wet floors and notify staff so floors can be dried before you enter. Showers are also slippery when wet, especially when using soap. All guests use these Facilities at your own risk. All guests must access the safety of these Facilities before entering them. The Developer shall not be liable for any guest/visitor/minor child who slips on wet bathroom floors or in the shower at any point in time.

**EXHIBIT "F"**  
**TO**  
**DECLARATION OF CONDOMINIUM**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**THE INITIAL COPY OF THE SHARED FACILITIES EASEMENT**

This Shared Facilities Easement ("Easement") is entered into this 7th day of February 2023, by Engler REI LLC, an Alabama limited liability company ("Developer"), to the Paradise Found RV Resort Condominium Association, Inc., ("Association"), for an easement for use and enjoyment of that certain Property (as defined below).

RECITALS

- A. The Developer is the owner of that certain real property in Mobile County, Alabama ("Property"), which is described in Exhibit "A" to this Easement; and
- B. The Developer intends to create a condominium on the Property, which shall be called Paradise Found RV Resort Condominium ("RV Resort"). This proposed RV Resort will include resort units that are intended for residential use and occupancy ("Resort Units") and resort operation units, which are units that are designated for other than residential use and occupancy ("Resort Operation Units"). A Condominium unit as defined in the Alabama Uniform Condominium Act of 1991, Code of Alabama, Section 35-8A-101 ("Alabama Condominium Act) and refers to that part of the RV Resort Property which is subject to exclusive Ownership by one or more persons ("Unit"). Unless the context requires otherwise, any general reference to a Unit includes any Resort Unit or any Resort Operations Unit. Resort Operation Unit(s) ("ROU(s)") will be owned by the Developer, and is intended to contain certain shared facilities, as are defined in Section 2 below.
- C. Developer will own all of the shared facilities as set forth on Exhibit "A" of this Easement, and Developer desires to grant to the Association and all unit owners of the proposed RV Resort ("Unit Owners") and their respective guests, invitees, tenants, agents, employees, licensees, and other permitted users of the RV Resort ("Permitted Users") the

right to access and use the shared facilities subject to and in accordance with this Easement.

- D. The Association desires to obtain for the Association and all Unit Owners of the proposed RV Resort and their Permitted Users, the right to access and use the shared facilities subject to and in accordance with this Easement.
- E. In consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer grants and establishes certain non-exclusive easements as follows:

1. Recitals. The above recitals are true and correct and form a material part of this Easement.

2. Shared Facilities.

a. Shared Facilities of ROU(s). The shared facilities of ROU(s) are depicted on Exhibit "A" attached to this Easement. The following components of the improvements will be deemed part of the shared facilities of ROU(s), whether or not graphically depicted as such on said Exhibit "A" (collectively, "**Shared Facilities**"):

1. the pool and pool deck, together with a license for reasonable pedestrian access thereto, as determined by Developer;
2. the Welcome Center, which contains various rooms and amenities including by way of example and not limitation, a general store, a laundry area, a bar, restrooms and showers;
3. the Recreation Center, which contains private shower facilities and a fitness center;
4. the Arcade, which contains movie viewing, arcade games/machines, golf simulation;
5. The Marina or any other coastline improvements (NEED NOT BE BUILT);

6. all parking;
7. recreational facilities such as horseshoe pits, bocce ball, and sports courts;
8. any other improvements to be constructed upon ROU(s) as may be designated as Shared Facilities by the Developer.

Notwithstanding the designation of the above items as part of the Shared Facilities, Developer shall have the right to regulate the use thereof, including, without limitation, establishing hours of operation, closing off the areas for private parties or events, or designating certain services offered from those areas as a la carte (and with respect to any of same shall have the absolute right to retain for its own account any and all revenue generated therefrom).

- ii. The Shared Facilities shall be deemed part of ROU(s). Developer shall have the right (but not the obligation), by an amendment to this Easement executed by Developer, or Developer's successors or assigns alone, to designate additional portions of ROU(s) and/or other Resort Operation Units as Shared Facilities under this Easement. Notwithstanding the designation of the Shared Facilities, Developer shall have the right, from time to time, to expand, alter, relocate and/or eliminate the portions of Resort operation Units as deemed Shared Facilities, without requiring the consent or approval of the Association or any Owner, provided that any portions withdrawn are not, in the reasonable opinion of Developer essential to the structural integrity of the Resort Units, the provision of utilities and utility services to the Resort Units, and/or the provision of pedestrian access to and from the Resort Units and the adjoining public street (without in each instance the consent of the affected Owners). In furtherance of the foregoing, Developer also reserves the absolute right at any time, and from time to time, to construct additional facilities within ROU(s) and/or other Resort Operation Units and to determine whether same

shall be deemed Shared Facilities. In case of ambiguity, the Exhibit "A" of this Easement controls in determining the boundaries of the exclusive use areas. It is expressly contemplated that persons other than Owners will be granted use rights in and to certain of the facilities within the Shared Facilities of the Resort Operation Units (such determination to be made in the sole and absolute discretion of Developer).

- b. Other Portions of ROU(s). Except as specifically provided in this Easement and all other areas set forth on Exhibit "A" as Shared Facilities, no other improvements, facilities, amenities, or areas in ROU(s) are subject to this Easement.
- c. Additional Facilities. Developer has the right, but not the obligation, in its sole, absolute, and unfettered discretion, to construct additional recreational and Parking facilities in ROU(s) and other Resort Operation Units without the consent of the Permitted Users. Any such additional amenities, facilities and improvements Constructed by Developer may or may not be subjected to this Easement. Developer does not make any representations regarding any possible additional recreational or parking facilities and is not obligated to construct or subject to this Easement any such facilities.

If any additional amenities, facilities or improvements are subjected to this Easement, the Developer will provide notice of such addition to the Association, and the Developer will execute an amendment to this Easement providing for the same, which amendment shall be recorded in the Judge of Probate of Mobile County, Alabama.

3. Access and use of Facilities. Developer hereby grants to the Owners and Permitted Users, in accordance with this Easement, an easement to use the Shared Facilities and over such portions of ROU(s) and the Shared Facilities as are reasonably necessary for access to the Shared Facilities to, and for the use and enjoyment of,

the same extent that the Shared Facilities are available to Permitted Users; provided, however, that such access and rights shall only be available during any period of time that the applicable Resort Unit Owner or Permitted User is in residence at the RV Resort or otherwise has rights to use the RV Resort. The Easement is subject to any rules and regulations regarding access, use, and enjoyment as may be imposed by Developer from time to time, provided that they also apply to RV Resort guests and the following:

- a. The right and duty of the Developer to levy assessments against the Association for Shared Facilities Costs (as defined below) for the purpose of maintaining the Shared-Facilities and any facilities located in the Shared Facilities.
- b. The right of the Association and/or Developer to suspend an Resort Unit Owner's or Permitted Users right to use the Shared Facilities for any period during which any assessment against that Owner's Unit remains unpaid for more than thirty (30) days; and for a period not to exceed sixty (60) days for any infraction of the RV Resort Documents or the rules and regulations of Developer.
- c. The initial rules and regulations for the Shared Facilities shall be those found in the Declaration of Condominium for Paradise Found RV Resort Condominium ("Declaration"). Developer reserves the right to adopt at any time, from time to time, and enforce rules and regulations governing the use of the Shared Facilities and all facilities located within the Shared Facilities, including the right to fine the Association and individual Unit Owners as provided in this Easement. Any rule and/or regulation so adopted by the Developer shall apply until rescinded or modified as if originally set forth at length in this Declaration.
- d. the right of Developer to permit such persons as Developer shall designate to use the Shared Facilities and all designated recreational and/or designated parking facilities located thereon.

- e. The right of the Developer to have, grant and use general and specific easements over, under and through the Shared Facilities.
- f. The rights of the Developer to withdraw portions of the Shared Facilities as provided in this Easement.
- g. All other provisions and restrictions, to the extent that they do not conflict with this Easement.

The RV Resort will be developed and structured by the Developer in such a manner to minimize the common elements. Most components which are typical "common elements" of a development of this nature will instead be designated in this Easement as part of ROU(s) and are hereby made Shared Facilities.

- 4. Ingress and Egress. A non-exclusive easement in favor of each Resort Unit Owner and Permitted User shall exist for (i) pedestrian traffic over, through and across such portions of ROU(s) as are designated by Developer in the Easement and intended to provide direct pedestrian access to and from the applicable Resort Unit and the public right-of-way adjacent to the RV Resort, and (ii) use and enjoyment of the Shared Facilities, subject to commercially reasonable regulation as may be established from time to time by Developer and subject to the other provisions of this Easement. Notwithstanding the foregoing, the aforesaid easement over ROU(s) is limited and solely for use of the Permitted Users to obtain access to and from their Unit(s). The provisions of this section may not be amended without an affirmative vote of a majority of all voting interests of all Unit Owners, and affirmative vote of Developer.
- 5. Construction Maintenance.
  - a. Developer (including its designees, agents, contractors successors and assigns) shall have the right, in its (and their) sole discretion from time to time, to enter the RV Resort and take all action necessary or convenient for the purpose of completing the construction of any and all improvements upon any portion of ROU(s), or any part thereof and for repair, replacement and maintenance or



warranty purposes or where the Developer, in its or their sole discretion, determines that it is required or desires to do so. All renovations, replacements, repairs, removals and alterations shall be in accordance with the "Resort Standard", as defined in Section 5(c) below.

- b. ROU(s). Developer, its assigns, or designees shall be responsible for the repair, replacement, improvement, maintenance, management, operation, and insurance of ROU(s), which shall be performed in a commercially reasonable manner as determined by the Developer (which determination shall be binding) but in all events in accordance with the Resort Standard, as defined in Section 5(c) below. All renovations, replacements, repairs, removals, and alterations shall be in accordance with the Resort Standard. In consideration of the reservation and grant of easement over ROU(s), as provided in this section, each Owner shall be obligated for payment of the expenses incurred by Developer in connection with such maintenance, repair, replacement, improvement, management, operation, and insurance, and shall be obligated to pay their proportionate share of all such expenses to Developer (either directly or through the Association).

Notwithstanding the duty of the Developer to maintain and repair parts of the RV Resort, Developer shall not be liable to Owners for injury or damage, other than for the cost of maintenance and repair, caused by any latent condition of the RV Resort. Further, Developer shall not be liable for any such injury or damage caused by defects in design or workmanship or any other reason connected with any additions, alterations or improvements or other activities done by or on behalf of any Owners regardless of whether or not same shall have been approved by Developer pursuant to this Easement. Developer also shall not be liable to any Resort Unit Owner or lessee or to any other person or entity for any property damage, personal injury, death or other liability on the grounds that Developer did not obtain or maintain insurance (or carried insurance with any particular deductible amount) for any particular matter where: (i) such insurance is not required hereby; or (ii) Developer could not obtain such insurance at reasonable costs or upon reasonable terms.

- c. Resort Standard. The "Resort Standard" means the standard of quality for the maintenance, repair, replacement,

improvements, renovation and overall appearance of the RV Resort existing from time to time. The Resort Standard shall mean the highest of the following standards: (i) the standard required to maintain and operate the RV Resort in a condition and a quality level no less than that which existed at the time that the RV Resort was initially created (ordinary wear and tear excepted), (ii) the standard required under the management agreement for the RV Resort ("Management Agreement"), (iii) or, the standard required for construction, maintenance, and operation under a resort management agreement (if any) or any franchise or license agreement entered into by and between the developer of the RV Resort, ROU(s) Owner, or the Association and a third party franchisor or licensor of a hotel or other hospitality brand, with respect to the use of any service marks and trademarks owned by or licensed to the Developer ("Marks").

6. Developer Easements.

- a. Maintenance and Repair Easement. A non exclusive, perpetual easement is hereby reserved over and across each Unit and any appurtenances to each Unit for Developer (and the personnel, employees and/or contractors of Developer), for access and temporary encroachments by contractors and subcontractors (and the equipment and employees thereof) to the extent reasonably necessary to perform general and ongoing maintenance and repair work or replacement work to and with respect to the Shared Facilities; provided, however, (i) the rights granted under this Section shall be exercised in such a manner as to minimize the disruption of the enjoyment, use, and operation of each Unit; (ii) any access and encroachment activities permitted by this Section shall be completed as soon as reasonably possible; (iii) no easements are granted in this Section for the storage of materials or equipment in any Unit; and (iv) no access or encroachment is permitted within any Unit without prior permission (such approval not to be unreasonably withheld) by any Unit Owner.
- b. Easement for Construction of Marina. As described in greater detail in Section 14.5 of the Declaration, the Marina

(hereinafter defined) is a reserved development right, which the developer may exercise in accordance with Section 14.5 of the Declaration. In the event the developer exercises its option to construct the marina, in addition to, and not in lieu of, any other easements, given to the developer under the Act, an easement is hereby reserved for the benefit of the developer and its contractor and subcontractors over and across the land for purposes of the construction of the marina.

- c. Encroachment Easements. A non exclusive, perpetual easement is hereby reserved over and across each Unit and any appurtenances to each Unit for Developer (and the personnel, employees and/or contractors of Developer), for minor encroachments of improvements located in the Shared Facilities in, onto, through, or under any Unit, which encroachments do not interfere with the use and operation of that Unit, and that are created by the construction reconstruction, renovation, settling, and shifting of such improvements
  
- d. Telecommunications Easement. A non-exclusive, perpetual easement is hereby reserved over and across each Unit and any appurtenances to each Unit for Developer (and the personnel, employees and/or contractors of Developer), for the location, erection; installation, maintenance, use, operation, repair, replacement or removal of telecommunications devices, including, but not limited to wires, cables, conduits, lines and other devices on, in or over the Shared Facilities; provided, however, (i) the rights granted under this Section shall be exercised in such a manner as to minimize the disruption of the enjoyment, use, and operation of any Unit; (ii) any access and repair, restoration, or replacement activities permitted under this Section shall be completed as soon as reasonably possible (iii) no easements are granted under this Section for the storage of materials or equipment in any Unit; (iv) Developer shall provide the Unit Owner(s) in which access is required to perform the any work contemplated in this Section, with at least five (5) business days' written notice of its need to repair, restore, or replace all or any portion of

the support structures, including a detailed explanation of the work to be performed and a schedule for the commencement and completion of such work; and (v) upon completion of its repair, restoration, or replacement work pursuant to this Section, Developer shall repair, restore, or replace any applicable portion of any Unit and the improvements therein to the same condition which existed prior to its entry pursuant to this Section.

- e. Emergency Access Easements. A non-exclusive, perpetual easement is hereby reserved over and across each Unit and any appurtenances to each Unit for Developer (and the personnel, employees and/or contractors of Developer), for emergency ingress, egress and access to the Shared Facilities, provided that the Developer shall use good faith efforts to limit any emergency ingress, egress and access to a Unit unless immediately necessary.

7. Maintenance and Assessments.

- a. Charges to Association Lien. Each Owner of any Resort Unit or Resort Operations Unit, by acceptance of a deed or other conveyance of the Resort Unit or Resort Operations Unit, whether or not so expressed in such deed or other conveyance, will be deemed to covenant and agree, to pay to the Association, collecting on behalf of Developer, annual charges for the operation and insurance of, and for payment of a percentage of the cost of the Shared Facilities ("Shared Facilities Costs") including, but not limited to, the establishment of reasonable reserves for the replacement of the Shared Facilities and the furnishings and finishings thereof, capital improvement charges, special charges and all other, charges referred to in this Easement or lawfully imposed by Developer in connection with the repair, replacement, improvement, maintenance, management, operation, and insurance of the Shared Facilities, all such Shared Facilities Costs shall be established and collected from time to time as provided in this Easement. Each Unit within the RV Resort will pay a percentage of the Shared Facilities Costs of the RV Resort on an equal fractional

basis. This fractional interest is based on the total number of Units in the RV Resort at any given time. A Unit's share of the Shared Facilities Costs will always equal the one (1) Unit divided by the total number of the Units in the RV Resort at any given time.

- i. Lien Upon Units. All Shared Facilities Costs, together with such interest and costs of collection of charges as provided below, shall be a charge on the Association and shall be a continuing lien upon the Units in favor of the Association against which each such charge is made and upon all improvements thereon, from time to time existing. Each such charge, together with such interest on each charge and costs of collection of each charge will also be the obligation of the person and/or entity who/which is the Owner of such Units at the time when the charge fell due and all subsequent Unit Owners of that Unit until paid, except as otherwise provided in his Easement. Reference to charges shall be understood to include reference to any and all charges whether or not specifically mentioned.
- ii. Proportionate Share. Each Unit shall be charged a "proportionate share" of the Shared Facilities Costs. The proportionate share for each Unit of the Shared Facilities Costs shall be as set forth in Section (7)(a) above. In addition to the regular maintenance and operation charges which may be levied under this Easement, Developer must collect reasonable reserves for the replacement of the Shared Facilities and the furnishings and finishings thereof and to levy special charges against the Association for a Unit Owner to the exclusion of other Unit Owners for the repair or replacement of damage to any portion of ROU(s) (including, without limitation, improvements, furnishings and finishings in ROU(s)) caused by the misuse, negligence or other action or inaction of a Unit Owner or that Unit's Permitted Users. Any such special charge shall be

subject to all of the applicable provisions of this Section including, without limitation, lien filing and foreclosure procedures and late charges and interest.

- iii. Charges Due. Any special charge levied under this Easement shall be due within the time specified by Developer in the action imposing such charge. The annual Shared Facilities Costs provided for in this Section shall commence on the first day following the recordation of the Declaration and shall be applicable through December 31 of such year. Each subsequent annual charge will be imposed for the year beginning January 1 and ending December 31. The annual charges will be payable in advance in monthly installments, or in annual, semi- or quarter-annual installments if so determined by Developer (absent which determination they shall be payable monthly). The charge amount (and applicable installments) may be changed at any time by Developer from that originally stipulated or from any other charge that is in the future adopted by Developer. The original charge for any year shall be levied for the calendar year (to be reconsidered and amended, if necessary, at any appropriate time during the year), but the amount of any revised charge to be levied during any period shorter than a full calendar year shall be in proportion to the number of months (or other appropriate installments) remaining in such calendar year. Developer shall fix the date of commencement and the amount of the charge against the Association for each charge period, to the extent practicable, at least thirty (30) days in advance of such date or period, and shall, at that time, prepare a roster of the Resort Units and charges applicable thereto which shall be kept in the office of Developer and shall be open to inspection by the Association. Written notice of the charge shall be sent to the Association twenty (20) days prior to payment of the first installment except for special charges. In the event no such notice of

the charges for a new charge period is given, the amount payable shall continue to be the same as the amount payable for the previous period, until changed in the manner provided for in this Easement.

- b. Effect of Non-Payment of Charge; the Personal Obligation; the Lien; Remedies of Developer. If the charges (or installments) provided for in this Easement are not paid by the Unit Owners to the Association on the date(s) when due (being the date(s) specified in this Easement or pursuant to this Easement), then such charges (or installments) shall become delinquent and shall, together with late charges, interest and the cost of collection of such charges, and become a continuing lien on the Unit and all improvements therein which shall bind such Resort Unit in the hands of the then Unit Owner, and such Unit Owner's heirs, personal representatives, successors and assigns. Except as provided in this Easement to the contrary, the personal obligation of a Unit Owner to pay such charge shall pass to such Resort Unit Owner's successors in title and recourse may be had against either or both. If any installment of a charge is not paid within ten (10) days after the due date, it will bear interest at the highest rate permitted by Law from the date when due until unpaid. In addition, the Association may charge an administrative late fee for each delinquent installment in the amount of the greater of twenty-five dollars (\$25.00) or five percent (5%) of each delinquent installment. Each other installment thereafter coming due shall be subject to one late charge each as aforesaid) and the Association may bring an action at law against the Unit Owner(s) obligated to pay the same, may record a claim of lien (as evidence of its lien rights as provided for above) against the unit on which the charges and late charges are unpaid and all improvements thereon, may foreclose the lien against the applicable Unit and all improvements thereon on which the charges and late charges are unpaid, or may pursue one or more of such remedies at the same time or successively, and attorneys' fees and costs actually incurred in preparing and filing the claim of lien and the

complaint, if any, and prosecuting same, in such action shall be added to the amount of such charges, late charges and interest secured by the lien and in the event a judgment is obtained, such judgment may include all such sums as above provided and attorneys' fees actually incurred together with the costs of the action, through all applicable appellate levels. Failure of the Association (or any collecting entity) to send or deliver bills or notices of charges shall not relieve Unit Owners from their obligations under this Easement.

The Association shall have such other remedies for collection and enforcement of charges as may be permitted by applicable law and the RV Resort Documents. The Developer shall be entitled to all collection remedies at law or in equity, including, without limitation, those set forth in the Declaration, to collect the Shared Facilities Costs from the Association, including, without limitation, the right to terminate its maintenance of the Shared Facilities and/or to impose a lien upon the Association, Association Property or the Unit of any delinquent Owner. All remedies are intended to be, and shall be, cumulative. Notwithstanding anything to the contrary in this Easement, if Developer has elected to have the Association bill and collect the Shared Facilities Costs as part of the Common Expenses, the failure of any Unit Owner to pay his or her share of the Common Expenses shall not relieve the Association of its obligation to pay the entire amount of the Shared Facilities Costs. If Developer at any time withdraws its election to have the Association bill and collect the Shared Facilities Costs as part of the Common Expenses, Developer shall be entitled to all collection remedies at law or in equity, including, without limitation those set forth in the Declaration, to collect the Shared Facilities Costs from the Unit Owners directly, including without limitation, the right to terminate its maintenance of the Shared Facilities and/or to impose a lien Upon the Association, Association Property or the Unit of any delinquent Owner. Developer has initially elected to have the Association bill and collect the Shared Facilities Costs.



- c. Subordination of Lien. The lien of the charges provided for in this Section shall be subordinate to real property tax liens and the lien of any first mortgage; provided, however, that any such mortgage lender when in possession, and in the event of a foreclosure, any purchaser at a foreclosure sale, and any such mortgage lender acquiring a deed in lieu of foreclosure, and all persons claiming by, through or under such purchaser or mortgage lender, shall hold title subject to the liability and lien of any charge coming due after such foreclosure (or conveyance in lieu of foreclosure). Any unpaid charge which cannot be collected as a lien against any Resort Unit by reason of the provisions of this Section shall be deemed to be a charge divided equally among, payable by and a lien against all Resort Units, including the Resort Units as to which the foreclosure (or conveyance in lieu of foreclosure) took place.
  
- d. Curative Right. In the event (and only in the event) that Developer fails to maintain the Shared Facilities as required under this Easement for any reason other than failure to receive sufficient funds therefor from the Unit Owners, the Association shall have the right to perform such duties; provided, however, that same may only occur after sixty (60) days' prior written notice to Developer and provided that Developer has not affected curative action within the sixty (60) day period (or if the curative action cannot reasonably be completed within said sixty (60) day period, provided only that Developer has not commenced curative actions within said sixty (60) day period and thereafter diligently pursued same to completion). To the extent that the Association must undertake maintenance responsibilities as a result of Developer's failure to perform same, then in such event, but only for such remedial actions as may be necessary, the Association shall be deemed vested with the charge rights of Developer hereunder for the limited purpose of obtaining reimbursement from Developer for the costs of performing such remedial work.
  
- e. Financial Records.

- i. Developer shall maintain financial books and records showing its actual receipts and expenditures with respect to the maintenance, operation, repair, replacement, alteration and insurance of the Shared Facilities, including the then current shared facilities budget and any then proposed budget (the Shared Facilities Records). The Shared Facilities Records need not be audited or reviewed by a Certified Public Accountant. The Shared Facilities Records shall at all times, during reasonable business hours, be subject to the inspection of any member of the Association.
  - ii. Developer shall be required to deliver a Shared Facilities Costs Budget ("Budget") to the Association at least 30 days before the estimated operating budget for the Association is due to be mailed to Owner in advance of the Board meeting to adopt the Association budget for the following year. The Budget must establish reserves as part of the budget for those shared facilities which if they were common elements, would be required to have reserves maintained by the Alabama Code, including by way of example and not limitation, roof, pool, and pavement resurfacing
- f. Limitation Upon Liability of Developer. Notwithstanding the duty of the Developer to maintain and repair the Shared Facilities, Developer shall not be liable to any other Owners (nor their guests, tenants or invitees) for injury or damage, other than for the cost of maintenance and repair caused by any latent condition of the Shared Facilities. Further, Developer shall not be liable for any such injury or damage caused by defects in design or workmanship or any other reason connected with any additions, alterations or improvements or other activities done by or on behalf of any Unit Owners regardless of whether or not the same shall have been approved by Developer. Developer also shall not be liable to any Owner or lessee or to any other

person or entity for any property damage, personal injury, death or other liability on the grounds that Developer did not obtain or maintain insurance (or carried insurance with any particular deductible amount) for any particular matter where: (i) such insurance is not required hereby; or (ii) Developer could not obtain such insurance at reasonable costs or upon reasonable terms.

- g. Ad Valorem Taxes for Shared Facilities. Any and all ad valorem real estate taxes assessed against the Owner of ROU(s) for the Shared Facilities may be included as part of the Shared Facilities Costs.

8. Operation of ROU(s) and the Shared Facilities.

- a. Operation of Shared Facilities. Developer is responsible for the management and operation of the Shared Facilities. Subject to its obligations under this Easement pertaining to the operation of the Shared Facilities, Developer may make the Shared Facilities available for use by guests, renters, and other property owners at other resorts in the vicinity of the RV Resort, to members of the general public, or to any other person in Developer's sole, absolute and unfettered discretion. Nothing in this Easement is intended to prohibit or in any manner restrict Developer's ability to sell, transfer, convey, assign, lease, mortgage, encumber or otherwise dispose of any or all of its interest in ROU(s) to any person, subject to Section 15 and the rights of Permitted User under this Easement. All or any portion of ROU(s) may be developed for any lawful purpose in accordance with this Easement and applicable law.
- b. Alteration; Removal; Replacement; Relocation. Notwithstanding anything in this Easement to the contrary, Developer may, at Developer's expense, alter, modify, rearrange, relocate, replace, or remove any Shared Facilities; provided, however, unless approved by Association no such alteration, modification, rearrangement, relocation, or removal shall be conducted in such a manner that any affected Shared Facilities no longer

provide substantially the same use, function, or experience as was provided to Permitted Users prior to such alteration, modification, rearrangement, relocation, or removal, as Developer determines in its sole, absolute and unfettered discretion; provided, however, that any alteration or relocation of the easements granted under this Easement shall not cause a denial of access to or use of the Shared Facilities.

- c. Interruptions in Use. Notwithstanding the rights granted in this Easement, Developer shall have the right to temporarily close, or interrupt or suspend use of the Shared Facilities in order to maintain, repair, or replace the Shared Facilities. Additionally, Developer or its designees may temporarily designate from time to time certain areas of ROU(s), including the Shared Facilities, for Developer's exclusive use for special events, activities, functions, parties and programs. Notwithstanding anything in this Easement to the contrary, Developer shall not be liable for interruptions in the use of, or the unavailability of the Shared Facilities (a) by reason of equipment malfunction or failure, however caused, (b) in connection with maintenance repair, or failure by suppliers to provide supplies, or (c) due to use of the Shared Facilities pursuant to Developer's rights in this Easement. Developer shall not be required to provide alternate recreational or other facilities to Permitted Users during any period that the Shared Facilities are closed or use of the Shared Facilities is interrupted or suspended. Developer shall not be required to operate and maintain the Shared Facilities at a level consistent with the Resort Standard which is established in the Declaration.
- d. Insurance. Developer shall maintain insurance as to the Shared Facilities to insure (i) against loss or damage caused by fire and other hazards normally covered by a standard extended coverage endorsement and such other risks as from time to time shall be customarily covered with respect to facilities similar in construction, location, and use as the Shared Facilities, including all perils normally covered by

the standard "all risk" endorsement when available, including vandalism and malicious mischief, and (ii) public liability insurance, on an occurrence form basis, for injury to or death of persons and damage to or loss of property.

- e. Lawful Use. No Permitted Users shall act in any way which shall constitute a nuisance to Developer or other Permitted Users or interfere with the use of ROU(s) as a resort, condominium, or for residential or family recreational purposes, whichever use then shall be made of ROU(s). This provision is solely for the benefit of and may be enforced only by the Developer. In addition to any other remedies which may be provided for in this Easement or by law, Developer shall have the right to deny use of the Shared Facilities to offending parties and shall have the right to injunctive relief and temporary and permanent restraining orders for the purpose of protecting its rights.

- 9. Amendment. Except as otherwise provided in this Easement, this Easement can be amended by the owner of ROU(s) without the consent of the other Unit Owners.

10. Insurance.

- a. Authority to Purchase; Named Insured. All insurance policies required to be purchased upon the Shared Facilities will be purchased by the Developer, or its assigns, from a fiscally responsible company authorized to do business in the State of Alabama and will have a minimum term of one year. The costs of such insurance policies shall be a Shared Facilities Cost. The named insured will be the owner of the Shared Facilities contained within ROU(s), the Association individually and as agent for the Owners, without naming them, and as agent for their respective Mortgagees. Notwithstanding the certain types of insurance required to be obtained pursuant to this Section, in obtaining insurance the Developer may consider such factors as availability and desirability of types of insurance and the market for insurance premiums in deciding which types of insurance and the amounts of coverage to obtain; provided, however,

that in no event will the Association purchase less insurance (in terms of coverage or type) than is required by §35-8A-313, *Alabama Code*.

Provisions must be made for the issuance of Mortgagee endorsements and memoranda of insurance to the Mortgagees of Owners on request. Such policies must provide that payments by the insurer for losses must be made to the Owner of ROU(s), the Association or the Insurance Trustee designated below, and all policies and endorsements on such policies must be deposited with ROU(s) Owner, the Association or the Insurance Trustee. The Developer, the Association, Owners, and their tenants and guests, if any, each hereby release the other to the extent of their respective insurance coverage, from any and all liability and any right of subrogation against the other for any loss or damage caused by fire or any of the extended coverage casualties, even if such fire or other casualty shall be brought about by the fault or negligence of the other party, or any person under such other party

- b. Personal Property of Owners. If desired, Owners may obtain insurance coverage on their personal property at their own expense and for their own personal liability and living expenses. Such insurance is not the responsibility of the Developer or the Association.
- c. Coverage. The Owner of ROU(s) shall maintain, to the extent reasonably available:
  - 1. Property insurance on the Shared Facilities insuring against all risks of direct physical loss commonly insured against or, in the case of a conversion building, against fire and extended coverage perils. The total amount of insurance after application of any deductibles shall be not less than the greater of eighty percent (80%) of the actual cash value of the insured property at the time the insurance is purchased or such greater percentage of such actual case value as may

be necessary to prevent the applicability of any co-insurance provision and at each renewal date, exclusive of land, excavations, foundations and other items normally excluded from property policies; and

2. Liability insurance, including medical payments insurance, in an amount determined by the Owner of ROU(s), covering all occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use, ownership, or maintenance of the common elements.

11. Indemnification. Permitted Users shall use the Shared Facilities at their own risk and Developer shall not be liable for any loss, damage, security problem, casualty, injury, death, or any other liability except if such liability is directly caused by Developer's gross negligence or willful misconduct. Association shall indemnify and save harmless Developer from and against any such liability for damages, costs, and expenses, including reasonable attorneys' and paralegals' fees, from injury or death to any person or damage to any property in and about, or in connection with the Shared Facilities or in connection with the use of ROU(s) pursuant to this Easement from any cause whatsoever, caused by or occurring to Permitted Users, unless such loss or injury shall be caused by the gross negligence or willful and intentional misconduct of Developer.

12. Casualty, Condemnation, or Taking.

- a. Determination to Reconstruct or Repair. Subject to the immediately following paragraph, in the event of damage to or destruction of the Insured Property as a result of fire or other casualty, the RV Resort shall be repaired or replaced unless:

1. The condominium is terminated, in which case Section 35-8A-218, *Alabama Code* applies;
2. Repair or replacement would be illegal under any state or local statute or ordinance governing health or safety; or
3. Eighty percent (80%) of the Unit Owners, including every Owner of a Unit or an assigned Limited Common Element which will not be rebuilt, vote not to rebuild. The cost of repair or replacement in excess of insurance proceeds and reserves is a common expense.

If the entire RV Resort is not repaired or replaced, (i) the insurance proceeds attributable to the damaged Common Elements must be used to restore the damaged area to a condition compatible with the remainder of the RV Resort, (ii) except to the extent that other persons will be distributees under section 35-8A-205(a)(12)(ii), *Alabama Code*.

- i. The insurance proceeds attributable to Units and Limited Common Elements which are not rebuilt must be distributed to the owners of those units and the owners of the units to which Limited Common Elements were allocated, or to lienholders, as their interests may appear, and
- ii. The remainder of the proceeds must be distributed



to all the Unit Owners or lienholders, as their interests may appear, in proportion to the Common Element interests of all the Units.

If the Unit Owners vote not to rebuild any Unit, that Unit's allocated interests are automatically reallocated upon the vote as if the unit had been condemned under section 35-8A-107(a), *Alabama Code*, and the Association promptly shall prepare, execute, and record an amendment to the Declaration reflecting the reallocations.

- b. Plans and Specifications. Any reconstruction or repair must be made substantially in accordance with the plans and specifications for the original improvements and then applicable building and other codes; or if not, then in accordance with the plans and specifications approved by the Developer; provided, however that if any reconstruction is undertaken, same shall be undertaken in such a manner to restore the Units to substantially the same condition they were in prior to the occurrence of the casualty.
- c. Assessments. If the proceeds of the insurance are not sufficient to defray the estimated costs of reconstruction and repair to be affected by the

Association, or if at any time during reconstruction and repair, or upon completion of reconstruction and repair, the funds for the payment of the costs of reconstruction and repair are insufficient, assessments shall be made against the owners by the Association (which shall be deemed to be assessments made in accordance with, and secured by the lien rights) in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to the Insured Property shall be in proportion to all of the Owners' respective allocated interests.

- d. Benefits of Mortgages. Certain provisions in this Section are for the benefit of mortgages of Units and may be enforced by any of them.
  
- e. Casualty. Should the Shared Facilities be destroyed by casualty or taken or condemned for any public or quasi-public use or purpose, by right of eminent domain or by purchase in lieu thereof, or if a portion of the Shared Facilities shall be so taken or condemned that the portion remaining is not sufficient and suitable for any other use permitted this Easement, as determined by Developer in its sole, absolute, and unfettered discretion, the use privileges associated with the destroyed Shared Facilities shall immediately be suspended until Developer repairs or rebuilds such

Shared Facilities, or in the alternative, the use privileges associated with the destroyed Shared Facilities under this Easement shall be terminated in whole or in part should Developer affirmatively decide not to repair or rebuild all or a portion of the destroyed Shared Facilities, in its sole, absolute, and unfettered discretion. Developer shall provide the Association written notice of this decision. No Permitted User shall have any right to any insurance proceeds or condemnation award which may be made by reason of any taking of all or any part of the Shared Facilities or ROU(s). If there shall be any taking of the Shared Facilities, then Developer Shall have the sole right to defend any such taking and to compromise and settle any award made, and the proceeds thereof shall be applied as determined by Developer in Developer's sole, absolute, and unfettered discretion.

- f. Taking of Shared Facilities. Awards for the taking of Shared Facilities shall be used to render the remaining portion of the Shared Facilities usable in the manner approved by Developer; provided, that if the cost of such work shall exceed the balance of the funds from the awards for the taking, the work shall be approved in the sole and absolute discretion of Developer. The balance of the awards for the taking of Shared Facilities, if any, shall be

distributed to the Unit Owners in accordance with their allocated interests. Notwithstanding the foregoing, in the event that the costs of restoration resulting from any taking exceed \$1,000,000.00, then the Developer shall have the sole right to determine whether or not to repair and/or restore in the same manner as is provided in the Declaration with respect to a casualty loss. If there is a mortgage on a Unit, the distribution shall be paid jointly to the Owner and the said mortgagees.

13. Remedies.

- a. Violation. In addition to Section 8 of this Easement, and any other remedies set forth in this Easement, the Developer and the Association shall have the right to enforce, by proceeding at law or in equity, whether in an action for damages, injunctive relief or both, all covenants conditions, restrictions, reservations, easements, charges, and liens now or hereafter imposed under this Easement.
- b. Costs of Enforcement. Should the Developer or the Association find it necessary to employ an attorney or institute legal action against any Developer, the Association, or any Resort Unit Owner to enforce this Easement, the non-complying party shall pay all costs in connection with such action, including court costs and reasonable attorneys' fees and other professionals' fees for pretrial, trial, and appellate proceedings.

14. Force Majeure. If the performance by Developer, Resort Unit Owner, Permitted User or the Association obligated under this Easement (excluding monetary obligations) is limited, delayed, or prevented in whole or in part by applicable law or action adopted or taken by any federal, state, or local governmental authority and

not attributable to an act or omission of such Developer, Resort Unit Owner, Permitted User or the Association, or by any acts of God, fire or other casualty, floods, storms, explosions, accidents, epidemics, war, civil disorders, strikes or other labor difficulties, shortages or failure of supply of materials, labor, fuel, power, equipment, supplies, or transportation, or by any other cause not reasonably within such Developer's, Unit Owners', Permitted Users' or the Association's control, whether or not specifically mentioned in this Section, the Developer, Resort Unit Owner, Permitted User or the Association shall be excused, discharged, and released of performance to the extent such performance or obligation (excluding any monetary obligation) is so limited, delayed, or prevented by such occurrence without liability of any kind.

15. Assignment.

- a. Developer. Developer shall have the right, in its sole, absolute, and unfettered discretion, at any time to transfer and assign to any person any or all rights, powers, easements, privileges, authorities, and reservations given to or reserved by Developer or any obligation imposed on Developer Under this Easement, as to all or a portion of ROU(s). Such transfer or assignment shall be evidenced by a writing and recorded with the Judge of Probate of Mobile County, Alabama, and specifically shall indicate Developer's transfer and assignment. Association shall execute any additional documents required to effectuate such assignment or transfer.
- b. Association. Association shall not have the right to assign any or all rights powers, licenses, privileges, authorities, reservations of, or any obligation imposed on, Association or any other Permitted Users under this Easement.

16. Covenants Running with the Land; Termination. All rights, privileges, benefits, and burdens created in this Easement are covenants running with and appurtenant to the land, binding on and inuring to the benefit of the Owner of ROU(s) and the Unit Owners, respectively, and their respective successors in title;

notwithstanding the foregoing, this Easement automatically will terminate if the Declaration is terminated.

17. Subordination of Interest.

- a. Subordination and Notice. At the time of the effective date of this Easement, there are no mortgages or other encumbrances on the Shared Facilities or ROU(s). Developer agrees that pursuant to this Easement, so long as Association and other Permitted Users are not in default under the Easement, the rights of Permitted Users to access and use the Shared Facilities and ROU(s) as provided in this Easement ("Rights") are senior to Developer's ownership interest in ROU(s) ("Interest"), and Developer's Interest is subordinate to the Rights from and after the recordation of this Easement. All creditors of Developer with claims arising subsequent to the date of this Easement; all parties of any nature whatsoever claiming any interest in the Shared Facilities or ROU(S) by, through, under, or against Developer; and all successors and assigns of Developer are hereby given notice of the existence of the Rights, and all of their rights and claims with respect to the Shared Facilities and ROU(s) are hereby expressly made junior, inferior, and subordinate to the Rights so long as owners of Units in the RV Resort are not in default under their respective contracts for deeds for Units in the RV Resort ("Purchase Contracts"). Developer and all successors and assigns of Developer, and any person who acquires the Interest through foreclosure, deed in lieu of foreclosure, or otherwise, shall take such Interest subject to the Rights.
- b. Non-disturbance. Developer and any and all successors acquiring the Interest will not use or cause the Shared Facilities or ROU(s) to be used in a manner which would prevent Permitted Users from using and occupying the Shared Facilities or ROU(s) in a manner contemplated by this Easement, so long as Association and other Permitted Users are not in default under this Easement.

- c. Bankruptcy. This Easement shall be effective as between Developer, the Association, and other Permitted Users, despite any rejection or cancellation of this Easement as a result of bankruptcy proceedings involving Developer.
- d. Recognition of Rights. So long as Developer has any interest in the Shared Facilities or ROU(s), Developer will fully honor all the rights of Permitted Users in and to the Shared Facilities and will comply with all other requirements under Code of Alabama, and rules promulgated thereunder.

18. Notices. Unless otherwise specified in this Easement, all notices, demands, elections, requests, or other communications that the Developer, Unit Owners, the Association, or any other party may desire or be required to give under this Easement shall be in writing and shall be given by (a) hand delivery, (b) recognized overnight courier service providing confirmation of delivery, (c) facsimile, provided that a copy of such notice also is sent the same or following business day by recognized overnight courier service providing confirmation of delivery, or (d) e-mail, provided that copy of such notice also is sent the same or following business day by recognized overnight courier service providing confirmation of delivery, addressed as follows:

- a. If to Developer, then to:

Engler REI LLC  
11551 Dauphin Island Parkway  
Theodore, AL 36582

- b. If to Association, then to:

Paradise Found RV Resort Condominium Association  
at the address, fax and email (if any) of the Association, as listed in the Articles of Incorporation of the Association, when it is created.

Each Developer and the Association shall have the right to designate another address or change in address to

another address in the United States by written notice to the others in the manner prescribed in this Easement and by filing notice of such change of address with the Clerk's Office, reciting in such filing that notice is given pursuant to this Easement and attaching to such notice a reference to the fact that it relates to this Easement. All notices given pursuant to this Section shall be deemed to have been given if (i) delivered by hand, on the date of delivery or on the date delivery was refused by the addressee as confirmed by the courier service, (ii) if delivered by overnight courier, on the date of delivery as established by the return receipt or courier service confirmation (or the date on which acceptance of delivery was refused by the addressee as confirmed by the return receipt or courier service), (iii) if delivered by facsimile, on the date of delivery as established by a facsimile transmission report from the sender's machine (or the date on which acceptance of facsimile was refused by the addressee, as confirmed by facsimile transmission report from the sender's machine indicating that the facsimile was sent to the correct number but failed), or (iv) if delivered by email, on the date of delivery as established by a printed copy of the e-mail.

19. Professional Management. In order to discharge any additional duties or obligations imposed under this Easement, Developer, or such other persons or entities which are, from time to time, charged with or responsible for the operation, management and maintenance of the Shared Facilities may delegate all or any portion of such party's obligations to a professional management company, which may include a subsidiary or an affiliate of Developer. Costs for the employment of a professional management company may be included as part of the Shared Facilities Costs.
20. No Waiver. No delay or omission by the Developer, Owner, Permitted User or Association to exercise any right or remedy under this Easement on the default of the Developer, Owner, Permitted User or Association shall impair such exercise or shall be construed to be a waiver of such default. The failure, refusal, or waiver by any Developer, Owner or Permitted User of its right or



remedy under this Easement shall not be construed as waiving such right or remedy on any other or subsequent default.

21. Severability. The unenforceability or invalidity of any provision of this Easement shall not render any other provision or provisions unenforceable or invalid.
22. Applicable Laws. This Easement shall be governed by, and construed in accordance with, the laws of the State of Alabama, including the statutory and governing conflicts of law.
23. Jurisdiction. The Circuit and District Courts of the Thirteenth (13th) Judicial Circuit in and for Mobile County, Alabama ("**Mobile Courts**") will be the exclusive venue for any dispute, proceeding, suit or legal action concerning the interpretation, construction, validity, enforcement, performance of, or related in any way to, this Easement or any other agreement or instrument executed in connection with this Easement.
24. Time of the Essence. Time is of the essence as to all covenants, agreements, declarations, and easement under this Easement.
25. Matters to be in Writing. Except as specifically provided in this Easement, this Easement cannot be altered, amended, modified, terminated, or discharged except in writing signed by the party against whom enforcement of such alteration, amendment, modification, termination, or discharge is sought.
26. Designees. Developer and Association shall have the right to designate a specific person or persons to act on their behalf with respect to any matter with respect to this Easement. For purposes of this Easement, Association shall be deemed to be the agent of all Permitted Users and shall be the only representative to act for and on behalf of all Permitted Users for voting and other purposes with respect to this Easement; provided, however, that this designation shall not relieve any Permitted User from complying with the restrictions and conditions of Association with respect to this Easement or the restrictions and conditions of this Easement. Whenever Association gives its acknowledgement, consent, understanding, or agreement with respect to this Easement, such

acknowledgment, consent, understanding, or agreement shall be deemed to also have been given by each Permitted User and shall be absolutely binding on all Permitted Users.

27. Successors and Assigns. This Easement shall be binding on and shall inure to the benefit of Developer and Association and their respective permitted successors and assigns.
28. Entire Easement and Merger. This Easement constitutes the entire understanding and agreement between the Parties concerning the subject matter of this Easement and incorporates and supersedes all prior agreements, discussions, and other communications concerning the subject matter of this Easement. All understandings between the Parties are merged into this Easement.
29. Conflict. In the event of conflict between this Easement, as amended from time to time, and any of the other covenants, restrictions or provisions of Declaration or the Articles of Incorporation of the Association, Bylaws of the Association, or rules and regulations of the RV Resort and/or Association all as amended from time to time, the provisions of this Easement shall supersede and control.
30. Relationship of the Parties. The Parties are separate entities and nothing in this Easement is intended to imply or suggest that the relationship between the Parties constitutes a joint venture or partnership.

IN WITNESS WHEREOF, this Easement has been duly executed as of the date first above written,

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

**Developer:**

Engler REI, LLC

By:   
\_\_\_\_\_

Print Name: Ty ENGLER

As its: Managing Member

**EXHIBIT "C"**  
**TO**  
**DECLARATION OF CONDOMINIUM**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**THE INITIAL COPY OF THE BYLAWS OF THE ASSOCIATION**  
**OF**

**PARADISE FOUND RV RESORT CONDOMINIUM ASSOCIATION, INC.**

**a nonprofit corporation**  
**under the laws of the State of Alabama**

All terms used in these Bylaws of Paradise Found RV Resort Condominium Association, Inc. ("Bylaws") will have the same meaning as the identical terms used in the Declaration of Condominium of Paradise Found RV Resort Condominium ("Declaration"), unless the context otherwise requires. In the event of a conflict between these Bylaws and the Declaration, the Declaration will prevail.

**I. IDENTITY**

These are the Bylaws of Paradise Found RV Resort Condominium Association, Inc., a nonprofit corporation incorporated under the laws of the State of Alabama ("Association"), by the filing of the Articles of Incorporation ("Articles of Incorporation") which have been filed in the office of the Judge of Probate for Mobile County, Alabama. The Association has been organized for the purpose of administering a condominium upon certain lands in Mobile County, Alabama, known as Paradise Found RV Resort Condominium ("RV Resort"), in accordance with the Declaration.

1. The principal office of the Association is at 11551 Dauphin Island Pkwy, Theodore, AL 36582 or at such other place as may be designated by the Board from time to time.
  
2. The fiscal year of the Association is the calendar year.

## II. MEMBERS' MEETINGS

1. The annual members' meeting will be held at such time, place, and date as may be designated by the Board, for the purpose of electing directors and of transacting any other business authorized to be transacted by the members or the RV Resort Documents.
2. Special members' meetings will be held whenever called by the president or by a majority of the Board, at such time, place and date as may be designated by the Board, and must be called by such officers upon receipt of a written request from twenty percent (20%) of the voting interests of the members except as provided for in Article III and Article VI below.
3. Notice of all members' meetings stating the place, day and hour, and the agenda, including the general nature of any proposed amendment to the declaration or Bylaws, any budget changes, and any proposal to remove an officer or member of the board, for which the meeting is called will be mailed or hand delivered to each member, unless waived in writing. Such notice will be sent in writing to each member at his address as it appears on the books of the Association and will be sent by mail to each member not less than ten (10) days nor more than sixty (60) days prior to the date of the meeting. Members may waive notice of annual and special meetings and may take action by written agreement without meetings for those matters which are specifically provided for in the RV Resort Documents or by statute. Any member's attendance at a meeting will constitute a waiver of the notice of that meeting. Mortgagees, as that term is defined in the Declaration, will, upon prior written request, be entitled to receive notice of all members' meeting. Failure to provide such notice does not invalidate any action taken at an otherwise properly noticed meeting.
4. The presence in person or by proxy at the beginning of the meeting, of members representing twenty percent (20%) of the total voting interests which may be cast for election of the board constitutes a quorum, throughout the meeting, and except as otherwise provided in these Bylaws, approvals or actions given or taken by the Owners shall be given or taken in accordance with Section 9.7 of the Declaration. Notwithstanding anything in these Bylaws to the contrary, the provisions of this Section 4 shall only be amended by the vote of two-thirds (2/3) of all of the voting interests of the Association.
5. All Owners are members of the Association, and no other persons or entities are entitled to membership. Each Resort Unit and each Resort Operation Unit will have one (1) vote in the Association. Where a Unit is owned by more than one Owner, the co-tenants of

the Unit must file a voting certificate with the Association setting forth which co-tenant is designated to cast the vote for that Unit.

6. Votes may be cast in person or by proxy in accordance with § 35-8A-310, *Alabama Code*. Any proxy given terminates one year after its date, unless a shorter term is specified. Each proxy must specifically set forth the name of the person voting by proxy; the name of the person authorized to vote the proxy, and the date the proxy was given. Every proxy is revocable at any time at the pleasure of the member executing it so long as that member provides actual notice of revocation to the person presiding over the meeting of the Association. If a proxy expressly provides, any proxy holder may appoint, in writing, a substitute to act in the member's place. If such provision is not made, substitution is not authorized.
7. Approval or disapproval of a member upon any matter, whether or not the subject of an Association meeting, must be by the same person, corporation or other entity who would cast the vote of such member if in an Association meeting.
8. If any meeting of members cannot be organized because a quorum has not been achieved, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.
9. Unless modified by the Board or the members, the order of business at annual members' meetings and, as far as practicable at all other members' meetings, is as follows:
  - A. Collection of Ballots.
  - B. Call to order.
  - C. Election of chairman of the meeting.
  - D. Calling of the roll and certifying of proxies.
  - E. Proof of notice of meeting or waiver of notice.
  - F. Reading and disposal of any unapproved minutes.
  - G. Report of officers.
  - H. Report of committees.
  - I. Election of directors.
  - J. Unfinished business.
  - K. New business.
  - L. Adjournment.

Notwithstanding the foregoing, if any item listed above is not relevant to a particular meeting, as determined by the Board in the Board's sole and absolute judgment, such item will not be required to be addressed at that particular meeting.

10. For so long as the Developer holds Units for sale or lease in the ordinary course of business, none of the following actions may be taken without the prior approval in writing by the Developer:

- A. Assessment of the Developer as the Owner of Units for capital improvements;
- B. Any action by the Association that would be detrimental to the sale or lease of Units by the Developer;
- C. Any other action by the Association for which the RV Resort Documents require the prior written approval of the Developer.

### **III. DIRECTORS**

1. The affairs of the Association are managed by a board of directors who will be members of the Association, excepting that directors appointed by the Developer and to fill Developer seats on the Board and the first Board and their successors appointed by the remaining directors (in the event of vacancies occurring before the first election of a majority of directors by members) need not be members. The initial Board will consist of three (3) directors, which will serve until the first election of directors, and at the first election of directors and thereafter, the membership of the Board will consist of five (5) directors. Where Units are owned by corporations, the officers, directors, employees or other appointed representatives of said corporations are eligible to serve on the Board on behalf of the corporation. Notwithstanding anything in these Bylaws to the contrary, the provisions of this Section 1 may only be amended by a vote of two-thirds (2/3) of all of the voting interests of the Association.
2. Election of directors will be conducted in the following manner:
  - A. Members of the Board are elected by written ballot or voting machine at an annual meeting of the members of the Association. Proxies may not in any event be used in electing the Board, either in general elections or elections to fill vacancies caused by recall resignation, or otherwise, unless specifically allowed by § 35-8A-310, *Alabama Code*. Each member of the Board elected by the owners other than the Developer pursuant to Subparagraphs C.(1) and C.(2) below shall be elected so as to achieve staggered terms of service. Not less than sixty (60) days before a scheduled election, the Association will mail or deliver, whether by separate Association mailing or included in another Association

mailing or delivery including regularly published newsletters to each Owner entitled to vote, a first notice of the date of the election. Any Owner or other eligible person desiring to be a candidate for the Board must give written notice to the Association not less than forty (40) days before a scheduled election. Not less than fourteen (14) days before the election, the Association will mail or deliver a second notice of the election to all Owners entitled to vote in the election, together with a ballot listing all candidates. Elections are decided by a plurality of those ballots cast. There is no quorum requirement; however, at least twenty percent (20%) of the eligible voters must cast a ballot in order to have a valid election of members of the Board. There is no cumulative voting.

- B. Vacancies on the Board may be filled by the remaining directors subject to the provision of Paragraph 2(C) of this Article. A director appointed to fill a vacancy in office will serve the remainder of the term of the office to which he is appointed.
- C. The initial three (3) directors will be appointed by the Developer and will serve until the first election of directors. At the first election of the directors, the number of directors will be increased to five (5). The Owners of the Resort Units will be entitled to elect three (3) members of the Board and the Owners of the Resort Operation Units will be entitled to elect two (2) members of the Board. Only the Resort Unit Owners shall vote for the seats that may be elected by the Resort Unit Owners, and only Resort Operation Unit Owners shall vote for the seats that may be elected by Resort Operation Unit Owners.

Unless applicable law is subsequently amended to permit a longer period of control of the Board by the Developer (in which case such applicable law will govern at the option of the Developer and the Developer may amend these Bylaws to provide for such longer period):

- 1. The Developer may continue to designate from time to time all Developer positions on the Board until the earliest of the following (“Termination of Developer Control Event”):
  - a. Sixty (60) days after conveyance of seventy-five percent (75%) of the Units which may be created to Unit Owners other than Declarant;
  - b. Two (2) years after Declarant has ceased to offer units for sale in the ordinary course of business, or



- c. Two (2) years after any development right to add new units was last exercised.

2. Alabama law requires the following:

- a. Not later than ninety (90) days after conveyance of twenty-five (25%) of the Units which may be created to unit owners other than the Developer, at least one (1) member and not less than twenty-five percent (25%) of the members of the Board must be elected by Unit Owners other than the Developer.
- b. Not later than ninety (90) days after conveyance of fifty percent (50%) of the Units which may be created to Unit Owners other than the Developer, not less than thirty-three and one-third percent (33 1/3%) percent of the members of the Board must be elected by Unit Owners other than the Developer.

To meet these requirements, at such time as Owners other than the Developer are entitled to elect not less than twenty-five percent (25%) of the members of the Board, the Owners of the Resort Units other than the Developer shall be entitled to elect two (2) of the three (3) directors allocated to the Resort Units as set forth in this section (which is forty (40) percent of the members of the Board).

3. Upon a Termination of Developer Control Event, the Owners of Resort Units other than the Developer will be entitled to elect three (3) members of the Board and the Owners of Resort Operation Units will be entitled to elect two (2) members of the Board. The Board shall elect the officers. Two board members and officers shall take office upon election.
4. Notwithstanding any provision of the Declaration or Bylaws to the contrary, the Unit Owners, by a two-thirds (2/3) vote of all persons present in person and entitled to

vote at any meeting of the unit owners at which a quorum in person is present, may remove any member of the Board with or without cause, other than a member appointed by the Developer.

5. Nothing in this Paragraph C should be construed so as to preclude the Developer from relinquishing control of the Board at any earlier time the Developer may so elect.
  6. Except as otherwise permitted in this Paragraph C, the provisions of Subparagraphs (1), (2), and (3) above may only be amended by the vote of two-thirds (2/3) of all of the voting interests of the Association.
3. Except as otherwise required to achieve staggered terms of service pursuant to Subsection 2.A. above, members of the Board who are elected by Owners other than the Developer at the annual meeting of members shall serve for a two (2) year term and thereafter until a successor is duly elected or qualified or until the director is removed in the manner elsewhere provided. Where necessary to achieve staggered terms of service pursuant to Subsection 2.A. above, members of the Board who are elected by Owners other than the Developer may be elected to terms of service, the lengths of which may be greater or less than two (2) years as determined by the incumbent members of the Board; provided, however, that such terms of service shall be not less than six (6) months in length and not greater than thirty (30) months in length.
  4. The organizational meeting of a newly elected Board will be held within ten (10) days of the election at such place and time as will be fixed by the Board at the meeting at which the directors were elected, and no further notice of the organizational meeting will be necessary provided that a quorum is present.
  5. Regular meetings of the Board may be held at such time and place as will be determined from time to time by a majority of the directors. Notice of regular meetings will be given to each director, personally, by facsimile upon confirmation of receipt, by mail, telephone or telegraph at least three (3) days prior to the date named for such meeting unless such notice is waived. Notwithstanding anything in this Section to the contrary, if a meeting of the Board at which non emergency special assessments, or at which amendment to rules regarding Unit use will be considered is called, notice will be mailed or hand-delivered to the Owners not less than ten (10) days prior to the meeting. All meetings of the Board are open to all members of the Association.

6. Special meetings of the Board may be called by the chairperson of the Board or the president and must be called by the secretary at the written request of one-third (1/3) of the votes of the Board. Not less than three (3) days' notice of the meeting will be given to the directors personally or by mail, telephone or telegraph, which notice will state the time, place and purpose of the meeting.
7. Any director may waive notice of a meeting before or after the meeting, and such waiver will be deemed equivalent to the giving of notice. Any director's attendance at a meeting constitutes a waiver of the notice of that meeting.
8. A quorum at Board meetings consists of the directors entitled to cast a majority of the votes of the entire Board. The acts of the Board approved by a majority of votes present constitute the acts of the Board except as specifically otherwise provided in the Declaration. If at any meeting of the Board there is less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. Once a quorum is present, the meeting may resume and any business which might have been transacted at the meeting as originally called may be transacted without further notice.
9. The presiding officer of Board meetings is the president of the Association. In the absence of the president the vice-president presides unless the Board votes otherwise.
10. Directors' fees, if any, will be determined by the members of the Association, and no director will receive a fee prior to the election of a majority of the members of the Board by Owners other than the Developer.
11. Owner directors may be removed from the Board pursuant to a two-thirds (2/3) vote of all persons present in person and entitled to vote at any meeting of the unit owners at which a quorum in person is present.
12. Any vacancies in office occurring prior to an election will be filled by the remaining directors (even if the remaining directors constitute less than a quorum); provided, however, that any director who is appointed by the Developer may be removed by the Developer at any time. Upon such removal of a director appointed by the Developer, or upon the resignation of a director appointed by the Developer, the Developer will immediately appoint a replacement director and notify the remaining directors, if any, of such removal/resignation and appointment.

#### **IV. POWERS AND DUTIES OF THE BOARD**

All of the powers and duties of the Association will be exercised by the Board including those existing under the common law, statutes, and the RV Resort Documents; except as otherwise provided in these Bylaws, statutes, and the RV Resort Documents. Such powers and duties of the Board will be exercised in accordance with the provisions of the Declaration which governs the use of the land, and will include, but not be limited to, the following:

1. Adopt and amend bylaws and rules and regulations, except that an association may not adopt a bylaw or enforce an existing bylaw to restrict an owner from renovating or decorating his or her unit in a manner that does not substantially alter the exterior appearance of the condominium;
2. Regulate and approve all alterations, additions, improvements, decorations, repairs, replacements, or changes to the exterior appearance of any unit or any other portion of the RV Resort.
3. Adopt and amend design standards, criteria, and/or guidelines which shall apply in consideration whether to approve a proposed alteration, addition, improvement, decoration, repair, replacement or change to the exterior of any owner's unit (including any building or other improvement located in a unit) or any other portion of the RV Resort, and enforce set standards, criteria, and/or guidelines by assessing fines and monetary penalties against those responsible for violations thereof which finds in monetary penalties may be collected and enforced in the same manner as assessments;
4. Adopt and amend budgets for revenues, expenditures, and reserves and impose and collect assessments for common expenses from unit owners;
5. Hire and discharge managing agents and other employees, agents, and independent contractors provided that a management contract with managing agents may only be terminated in accordance with its terms;
6. To maintain, manage, repair, replace and operate the RV Resort Property consistent with the Resort Standard as defined in the Declaration of Shared Facilities Easement, including, but not limited to, obtaining and maintaining adequate insurance to protect the Association and the RV Resort Property;
7. Institute, defend, or intervene in litigation of administrative proceedings in its own name on behalf of itself or two or more unit owners on matters affecting the condominium;
8. Make contracts and incur liabilities;

9. Regulate the use, maintenance, repair, replacement, and modification of common elements;
10. Cause additional improvements to be made as a part of the common elements;
11. Acquire, hold, encumber, and convey in its own name any right, title, or interest to real or personal property, but common elements may be conveyed or subjected to a security interest only pursuant to § 35-8A-312, *Alabama Code*;
12. Grant easements, encroachments, leases, licenses, and concessions through or over the common elements;
13. To bond any or all employees, officers and directors of the Association, for which the Association will bear the costs;
14. Impose and receive any payments, fees, or charges for the use, rental, or operation of the common elements; other than limited common elements described in § 35-8A-202(2) and (4), *Alabama Code*, and for services provided to unit owner;
15. Impose against owners of units charges for late payment of assessments and, after notice and an opportunity to be heard, levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the association;
16. Impose reasonable charges for the preparation and recordation of amendments to the declaration, resale certificates required by § 35-8A-409, *Alabama Code*, or statements of unpaid assessments;
17. Provide for the indemnification of its officers and board and maintain directors' and officers' liability insurance;
18. Assign its right to future income, including the right to receive common expense assessments, but only to the extent the declaration expressly so provides;
19. Exercise any other powers conferred by the declaration or bylaws;
20. Exercise all other powers that may be exercised in this state by legal entities of the same type as the association; and
21. Exercise any other powers necessary and proper for the governance and operation of the association.

The declaration may not impose limitations on the power of the association to deal with the declarant which are more restrictive than the limitations imposed on the power of the association to deal with other persons.

## **V. OFFICERS**

1. The executive Officers of the Association will be a president, a vice-president, a secretary, and a treasurer, all of whom will be directors of the Association and who will be elected annually by the Board at any meeting for terms not exceeding three years. Officers will serve without compensation at the pleasure of the Board. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the president cannot be the secretary. The Board will from time to time elect such other officers and designate their powers and duties as the Board determines necessary to manage the affairs of the Association.
2. The president is the chief executive of the Association. The president will have all of the powers and duties which are usually vested in the office of president including, but not limited to, the power of appointing committees from among the members from time to time, as the president may in the president's discretion determine appropriate, to assist in the conduct of the affairs of the Association.
3. The vice-president will in the absence of or disability of the president exercise the powers and duties of the president. The vice president will also generally assist the president and exercise such other powers and perform such other duties as may be prescribed by the Board.
4. The secretary will keep the minutes of the proceedings of the Board and the members in a book available for inspection by the Board or members, or their authorized representatives, at any reasonable time. The Association will retain these minutes for a period of not less than seven (7) years. The secretary will attend to the giving and serving of all notices required by law. The secretary will have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed.
5. The treasurer will have custody of all property of the Association, including financial records, funds, securities and evidence of indebtedness. The treasurer will keep the financial records of the Association and will keep the assessment rolls, the accounts of the members, and the books of the Association in accordance with generally accepted

accounting practices. The treasurer will perform all other duties incident to the office of the treasurer of an Association and as may be required by the Board or the president.

6. The compensation of all employees of the Association will be fixed by the Board. This provision does not preclude the Board from employing a director or officer as an employee of the Association nor preclude the contracting with a director for the management of the RV Resort.

## **VI. FISCAL MANAGEMENT**

The provisions for fiscal management of the Association set forth in the Declaration and the Articles are supplemented by the following provisions:

1. Assessments.
  - A. The Board will fix and determine from time to time, the sum or sums necessary and adequate for the Common Expenses of the RV Resort. Common Expenses include the expenses for the operation, maintenance, repair or replacement of the Common Elements and the Limited Common Elements, costs of carrying out the powers and duties of the Association, all insurance premiums and expenses relating to such expenses, including fire insurance and extended coverage, any and all costs, charges, fees, payments, expenses and expense reimbursements required by the Shared Facilities Easement, including, without limitation, all Shared Facilities Costs allocated to Owners or the Association, and any other expenses designated as Common Expenses from time to time by the Board, or under the provisions of the Declaration. The Board is specifically empowered, on behalf of the Association, to make and collect assessments and to lease, maintain, repair and replace the Common Elements and Limited Common Elements of the RV Resort. The Board has the power, on behalf of the Association, to lease Common Elements of the RV Resort in accordance with the provisions of the Declaration. Funds for the payment of Common Expenses will be assessed against the members in proportion to their respective obligations for Common Expenses, as provided in the Declaration. Assessments for Units will become due and payable on a monthly basis, and will be considered delinquent if payment has not been received on or before the first (1st) day of each month, unless otherwise ordered by the Board. Special assessments, should such be required by the Board, will be levied in the same manner as provided for regular assessments, and will be payable in the manner determined by the Board. If a member is in default in the payment of any assessment or taxes due on his interest, the Association will have

all collection rights available to it under Section 35. If any unpaid share of Common Expenses or assessments is extinguished by foreclosure of a superior lien or by a deed in lieu of foreclosure of a superior lien, the unpaid share of Common Expenses or assessments will be Common Expenses collectible from all the Owners.

- B. The assessment roll will be maintained in a set of accounting books or records in which there will be an account for each Unit. Such an account will designate the name and address of the members or member, the dates and amounts in which the assessments come due, the amounts paid upon the account and the balance due upon assessments. Assessments will be made against members in an amount not less than required to provide funds in advance for payment of all of the anticipated current operating expenses and for all of the unpaid operating expenses previously incurred. In the absence of a determination by the Board as to the frequency of assessments, assessments will be due and payable monthly. The personal liability of a member for assessments survives the termination of such member's membership in the Association.
- C. Any member will have the right to require from the Association a certificate showing the amount of unpaid assessments against him with respect to his Unit. The holder of a mortgage or other lien will have the same right as to any Unit upon which such holder has a lien. Any person (other than the Unit Owner) who relies upon such certificate will be protected.
- D. Notice of any meeting, whether a meeting of the Board or of the members of the Association, at which assessments against members are to be considered for any reason must specifically contain a statement that assessments will be considered and the nature of such assessments.

2. Budget.

- A. The Board will adopt a budget for each calendar year which will contain estimates of the cost of performing the functions of the Association and estimates of the income of the Association. The proposed annual budget of Common Expenses will be detailed and will show the amounts budgeted by accounts and expense classifications. In addition to annual operating expenses, the budget will include reserve accounts for capital expenditures and deferred maintenance. The budget will include, but not be limited to, the following items, as applicable:

1. Common Expense Budget



- i. Administration of the Association.
- ii. Management fees.
- iii. Maintenance.
- iv. Rent for facilities.
- v. Taxes upon RV Resort Property.
- vi. Taxes upon leased areas.
- vii. Insurance
- viii. Security provisions
- ix. Operating capital.
- x. Reserves.
- xi. Costs, charges, fees, payments, expenses and expense reimbursements required by the Shared Facilities Easement, including, without limitation, all Shared Facilities Costs allocated to Owners or the Association.
- xii. Other expenses.

2. Proposed assessments against each member, together with an annual total of assessments.

B. Within thirty (30) days after adoption of any proposed budget, the board shall provide a copy of the budget to all unit owners, and shall set a date for a meeting of the unit owners to consider ratification of the budget, not less than fourteen (14) nor more than thirty (30) days after delivery or mailing of the budget to the unit owners. Unless at that meeting a majority of all the unit owners present in person or by proxy or any larger vote specified in the declaration reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected, the periodic budget last ratified by the unit owners

shall be continued until such time as the unit owners ratify a subsequent budget proposed by the board.

3. The Depository of the Association will be such bank or other institution as permitted by applicable Alabama law, as will be designated from time to time by the Board and from which the monies in such accounts will be withdrawn only by checks signed by such persons as are authorized by the Board.

#### **VII. PARLIAMENTARY RULES**

Robert's Rules of Order (latest edition) govern the conduct of the Association proceedings when not in conflict with the Articles and Bylaws or with the statutes of the state of Alabama.

#### **VIII. AMENDMENTS**

Amendments to the Bylaws will be proposed and adopted in the following manner:

1. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members. Notice of the proposed amendment or a summary of the changes will be included in the notice of any meeting at which a proposed amendment is considered.
2. Except as otherwise provided in these Bylaws, a resolution adopting a proposed amendment must receive the approval of not less than two-thirds (2/3) of the votes entitled to vote.
3. An amendment when adopted becomes effective only after being recorded in the office of the Judge of Probate of Mobile County, Alabama.
4. These Bylaws may be amended by the Developer, if necessary, to make the same consistent with the provisions of the Declaration, to meet the requirements of any governmental entity or statute, as may be in the best interests of the Association, and as it may deem appropriate, in its sole discretion, to carry out the purposes of the project and to expand or enhance the RV Resort.
5. No bylaw may be revised or amended by reference to its title or number only. Proposals to amend existing bylaws must contain the full text of the Bylaws to be amended; new words will be inserted in the text underlined, and words to be deleted will be lined

through with hyphens. However, if the proposed change is so extensive that this procedure would hinder rather than assist the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language "Substantial rewording of Bylaw. See Bylaw... for present text." Nonmaterial errors or omissions in the bylaw amendment process will not invalidate an otherwise properly promulgated amendment.

#### **IX. SEVERABILITY AND CONFORMITY TO STATE LAW**

These Bylaws are to be governed by and construed according to the laws of the State of Alabama. If it should appear that any of the provisions of these Bylaws are in conflict with the Declaration or any rule of law or statutory provision of the state of Alabama, then such provisions of these Bylaws will be deemed inoperative and null and void insofar as they may be in conflict with the Declaration or any rule or such rule of law, and will be deemed modified to conform to the Declaration or such rule of law.

#### **X. INCORPORATION OF PORTIONS OF ALABAMA STATUTES**

Except as specifically provided otherwise in these Bylaws as permitted by Section 35, all provisions of Section 35-8A-101 through 417, *Alabama Code*, and Sections 10-3A-1 through 10-3A-225, *Alabama Code*, are deemed to be included in these Bylaws.

**CERTIFICATE**

The undersigned hereby certifies that he is the duly elected and acting secretary of the Association named herein and that the foregoing is a true copy of the Bylaws of said Association duly adopted by action of the Board dated February 7th, 2023, and hereby further certifies that such Bylaws have not been amended or rescinded and remain in full force and effect at the date hereof.

DATED this 7th day of February, 2023.

A handwritten signature in black ink, appearing to read 'Ty Engler', is written over a solid horizontal line. The signature is stylized and cursive.

Ty Engler  
Managing Member of Engler R.E.I., LLC

**EXHIBIT "2"**  
**TO**  
**OFFERING STATEMENT**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**CERTIFICATE OF FORMATION FOR PARADISE FOUND RV RESORT CONDOMINIUM  
ASSOCIATION DATED DECEMBER 13, 2022, RECORDED FEBRUARY 8, 2023, AS  
INSTRUMENT NUMBER 2023006106 IN THE OFFICE OF THE JUDGE OF PROBATE OF  
MOBILE COUNTY, ALABAMA**

Wes Allen  
Secretary of State

P.O. Box 5616  
Montgomery, AL 36103-5616

# STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama 1975, and upon an examination of the entity records on file in this office, the following entity name is reserved as available:

**Paradise Found RV Resort Condominium Association, Inc.**

This name reservation is for the exclusive use of Ty Engler, 106 Demouy Ave , Mobile, AL 36606 for a period of one year beginning December 13, 2022 and expiring December 13, 2023

**In Testimony Whereof, I have hereunto set my hand and affixed the Great Seal of the State, at the Capitol, in the city of Montgomery, on this day.**



RES061484

December 13, 2022

Date

Wes Allen

Secretary of State

**EXHIBIT "3"**  
**TO**  
**OFFERING STATEMENT**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**BYLAWS OF THE ASSOCIATION**  
**(See Declaration)**

**EXHIBIT “4”**  
**TO**  
**OFFERING STATEMENT**  
**FOR**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**FORM PURCHASE CONTRACT**



PARADISE FOUND RV RESORT,  
A LAND CONDOMINIUM

PRE-CONSTRUCTION UNIT PURCHASE CONTRACT

THIS PRE-CONSTRUCTION UNIT PURCHASE CONTRACT (this "Purchase Contract") is made and entered into by and between Purchaser (hereinafter defined) and Seller (hereinafter defined) as of the date of the last Purchaser or Seller to execute this Purchase Contract. Purchaser and Seller, intending to be legally bound, hereby covenant and agree as follows:

1. PURCHASER. The term "Purchaser" as used herein, shall mean the following person or persons:

Name(s):

Address:

Telephone:

E-Mail:

2. NAME OF GRANTEE. Purchaser desires that title to the Unit be taken in the name(s) of \_\_\_\_\_ [if joint ownership: (mark one) with  X  or without \_\_\_\_\_ survivorship].
3. SELLER. The term "Seller" as used herein shall mean Engler REI LLC, an Alabama limited liability company, and the notice address for the Seller shall be as follows:

Address: 106 Demouy Ave

Mobile, AL 36606

4. PROPERTY. Subject to the terms and conditions hereinafter set forth, Purchaser agrees to purchase and Seller agrees to sell the following described real property (the "Unit") located in Mobile County, Alabama
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- 
- 

Attached hereto as Exhibit "B" is a drawing of a typical unit layout including the approximate location of the improvements to be constructed within the Unit (the "Plans"), which improvements shall include (i) a concrete pad for the parking of a Recreational Vehicle (as that term is defined in the Declaration) and which will be approximately forty feet (40') in width and seventy-five feet (75') in length; (ii) water, sewer, and electrical hook-ups for a Recreational Vehicle; and (iii) a pergola and fire pit area (collectively, the "Improvements"). Notwithstanding anything contained herein to the contrary, Buyer acknowledges and agrees that the layout of the Unit and the Improvements may differ somewhat from that shown on the Plans due to existing trees and vegetation and that all dimensions shown on Exhibit "B" are approximate. Purchaser acknowledges that in the course of construction of the Unit and the Improvements, certain changes, deviations or omissions from the Plans as well as any plans and specifications then on file with any governmental regulatory authority may be necessary because of the requirements of governmental authorities having jurisdiction over the Unit and Condominium, Seller's construction lenders or particular conditions of the job (hereinafter referred to as "Necessary Changes"). Further, Purchaser acknowledges that in the course of construction of the Unit and Improvements, certain Necessary Changes may result in the variation of the dimensions of the Unit and the Improvements. Based upon the foregoing, Purchaser hereby authorizes Seller to undertake, without the need for specific authorization from Purchaser, any Necessary Changes and to make changes and substitutions of materials substantially equivalent or superior, in the sole and absolute discretion of Seller, to those shown in any model or specified on the Plans. During the course of negotiations, Seller and/or any real estate agent/broker selling the Unit as the agent for Seller may have shown Purchaser scaled site models, scaled building models, drawings, brochures, maps or other documents depicting the Unit and its dimensions, configuration and location. Purchaser understands and acknowledges that certain items and improvements to the Unit and the Condominium may vary and may differ from samples shown to Purchaser. In the event that materials to be used in the construction of the Unit and Condominium become unavailable, Seller reserves the right to substitute substantially equivalent materials for the unavailable materials.

Purchaser acknowledges that Seller has the right to make certain modifications as set forth hereinabove without Purchaser's consent.

5. PURCHASE PRICE. The "Purchase Price for the Unit shall be the sum of Dollars and 00/100 (\$69,000.00), which shall be payable by Purchaser in cash or other immediately available funds at the Closing (hereinafter defined). Purchaser shall provide Seller with an earnest money payment in accordance with the following:
  - (a) Purchaser shall deliver to Seller with Purchaser's executed copy of this Purchase Contract, a deposit in a sum equal to fifteen percent (15%) of the Purchase Price (the "Deposit"). Upon execution in full of this Purchase Contract by Seller, Seller shall deliver the Deposit to Crane Title, (the "Escrow Agent") and the escrow agent shall hold the Deposit in accordance with the terms and conditions hereof.
  - (b) At the Closing, the Escrow Agent shall deliver the Deposit to the closing agent for the Closing, in which event any such funds shall be applied to the Purchase Price..
6. CONDITIONS PRECEDENT. The Condominium has not been built. The development of the Condominium is conditioned upon the Seller satisfying the following conditions precedent:
  - a. Obtain financing for the construction of the Condominium on terms and conditions that are reasonably acceptable to Seller.

Seller is required to use its commercially reasonable efforts to satisfy the conditions precedent in a timely manner. In the event this Purchase Contract is terminated pursuant to this Paragraph 6, the Deposit, together with interest accrued thereon, if any, shall be refunded to Purchaser, and Seller shall have no further obligations hereunder. Notwithstanding anything contained in this Paragraph 6 to the contrary, the above-described conditions precedent shall be for the sole benefit of Seller and may be waived by Seller in its sole and absolute discretion.

7. ASSESSMENT FOR COMMON EXPENSES. In addition to the Purchase Price, Purchaser agrees to pay at closing to Paradise Found RV Resort Condominium Association Inc., an Alabama nonprofit corporation (the "Association") a monthly installment of the estimated annual share of the Common Expenses allocated to the Unit, as described in the Declaration. Purchaser understands and agrees that Purchaser's share of the Common Expenses may vary from time to time depending upon the amount of the Common Expenses, and that the management of the Condominium, including the incurring of Common Expenses, shall be governed by the Association as set forth in the Declaration and the By-Laws of the Association. The initial payment of the Purchaser's share of the Common Expenses shall be prorated for the month in which the closing hereof occurs and paid by Purchasers at closing.

8. SELLER'S DEFAULT. In the event Seller breaches or fails, without legal excuse, to complete the sale of the Unit or to otherwise perform its obligations under this Purchase Contract, then Purchaser shall, as its sole remedy therefore, be entitled to receive the Deposit as liquidated damages (and not as a penalty) in lieu of, and as full compensation for, all other rights or claims of Purchaser against Seller by reason of such default. Thereupon, the Escrow Agent shall return the Deposit to Purchaser, this Purchase Contract shall terminate and the parties shall be relieved of all further obligations and liabilities hereunder, except as expressly set forth herein. Purchaser and Seller acknowledge that the damages to Purchaser resulting from Seller's breach thereof would be difficult, if not impossible, to ascertain with any accuracy, and that the liquidated damage amount set forth in this provision represents both parties' best efforts to approximate such potential damages.
9. PURCHASER'S DEFAULT. In the event Purchaser fails to complete the purchase of the Unit after Seller accepts this offer and is ready and able to furnish marketable title as provided herein or otherwise breaches any of the terms and conditions hereof, then Purchaser shall be in default hereunder (a "Purchaser Default"). In the event of a Purchaser Default, Seller shall have the right to instruct the Escrow Agent to disburse the Deposit to Seller, which instruction the Escrow Agent shall follow, as liquidated damages. In such event the Escrow Agent shall disburse such amount to Seller, this Purchase Contract shall terminate and the parties shall be relieved of all further obligations and liabilities hereunder, except as expressly set forth herein. Purchaser and Seller acknowledge that the damages to Seller resulting from Purchaser's breach thereof would be difficult, if not impossible, to ascertain with any accuracy, and that the liquidated damage amount set forth in this provision represents both parties' best efforts to approximate such potential damages.
10. DEED. Seller shall deliver a statutory warranty deed (the "Deed") to Purchaser at closing, prepared at Seller's expense, conveying fee simple title to the Unit.
11. TITLE. Seller, at Seller's cost and expense, will cause a commitment for the issuance of an ALTA owner's policy of title insurance to be issued to Purchaser by a title company engaged in the business of issuing title commitments and title policies for residential real estate in Mobile County, Alabama (the "Title Company"), insuring marketable title to Purchaser in the amount of the Purchase Price. In the event Purchaser elects to purchase a policy of title insurance, which election shall be in Purchaser's sole and absolute discretion, any such policy of title insurance shall be at Purchaser's sole cost and expense.
12. COMPLETION OF CONSTRUCTION AND POSSESSION. The construction of the Unit shall be deemed completed upon the issuance of a certificate of occupancy for the Unit by the applicable governmental building inspector or inspection department (the "Completion Date"). Possession of the Unit shall be delivered to Purchaser upon delivery of the Deed by Seller. Purchaser acknowledges and agrees that it is crucial that

Purchaser work closely with his or her lender, if any, to ensure that all loan requirements, if any, are timely completed so that Purchaser's lender has all required loan documents to the closing agent prior to the closing date. The deed will not be delivered to Purchaser until all funds are disbursed from the closing.

### 13. CLOSING COSTS AND PRORATIONS.

- a. The following expenses will be prorated to the date of closing and paid by the Purchaser as follows:
  - i. If the Unit has been assessed as a separate parcel in the Condominium, ad valorem taxes for the tax year in which the sale occurs shall be prorated at time of closing based on the most recent assessment or tax bill; otherwise, ad valorem taxes for the Unit shall be determined by multiplying the amount of the most recent assessment or tax bill for the entire Condominium by a fraction, the numerator of which is one (1) and the denominator of which is the total number of units in the Condominium. The result shall be deemed the amount of taxes assessed for the Unit, which taxes shall be prorated at closing. If for any reason ad valorem taxes for the then-current year have not been assessed on the Condominium, such proration shall be estimated based upon the property taxes for the immediately preceding tax year; provided, however, that Purchaser shall be responsible for any roll back or recapture taxes.
  - ii. Purchaser shall pay (i) the share of the Common Expense allocable to the Unit for the month in which the closing occurs, as provided in Paragraph 7 above, and (ii) Purchaser's pro rata share of the insurance policy premium for the Association's insurance coverage for its first year of operation, neither of which shall be considered an advance of the monthly assessments otherwise due the Association.
- b. The following expenses will be paid by Purchaser at closing:
  - i. Any closing fee or other miscellaneous expenses charged by the closing agent designated in accordance with Paragraph 19 hereof;
  - ii. All recording fees and taxes related to or arising out of the Purchaser's acquisition of the Unit, including, without limitation, all deed taxes;
  - iii. All costs required to be paid by the Purchaser's mortgagee if the Purchaser's Unit is to be mortgaged, including, without limitation, the premium for any mortgagee's policy of title insurance;
  - iv. Utility deposits apportioned or assigned to the Unit, if any;

- v. Purchaser's attorney fees and the fees for services for any other parties engaged by Purchaser;
- vi. Payment into a working capital or reserve fund in an amount equal to two (2) month's assessment for Common Expenses; and
- vii. The fee of the Escrow Agent.

14. PURCHASER'S WARRANTIES. Purchaser warrants and agrees that:

- a. The Unit is being purchased by Purchaser for residential purposes only, and has not been offered or sold with an emphasis on the economic benefits to Purchaser to be derived wholly or in part by the managerial efforts of others;
- b. There has been no offering of participation in a rental pool arrangement or an arrangement under which Purchaser agrees to rent the Unit and/or to place the rents received from the rental of Purchaser's Unit in a common pool from which owners of units in the Condominium may draw a proportionate share of such funds;
- c. There has been no offering of a rental or similar arrangement whereby Purchaser must hold the Unit available for rental for any period of time, or whereby Purchaser is otherwise materially restricted in the sale or rental of the Unit other than as set forth in the Declaration;
- d. Purchaser may elect to rent or not rent the Unit as set forth in the Declaration;
- e. Purchaser has not relied upon any advice or representations of Seller or Seller's agents relating to:
  - i. The legal or tax consequences of this Purchase Contract and the sale, purchase or ownership of the Unit;
  - ii. Except as provided in Paragraph 20 hereof, the structural condition of the Condominium;
  - iii. The construction materials and/or construction methodology to be used in the construction of the Condominium;
  - iv. Except as provided in Paragraph 20 hereof, the nature and operating condition of the electrical, heating, air conditioning, plumbing, water heating or other systems;

- v. The character of the neighborhood surrounding the Condominium;
- vi. The investment or resale value of the Unit; or
- vii. Any other matters affecting Purchaser's willingness or decision to enter into this Purchase Contract.

Purchaser acknowledges and agrees that if any of the foregoing matters are of concern to him or her in the decision to purchase the Unit, he or she has sought and obtained independent advice relative thereto.

15. SALES OF MODEL UNITS. Purchaser acknowledges that the Declaration provides for the right of Seller to maintain a sales office and model units in the Condominium, to have sales agents showing the Units and the Condominium, and to place advertising signs and sales materials at various locations within the Condominium.
16. SALES MATERIALS. Purchaser understands that sales materials or brochures may not accurately describe the Condominium as set forth in the Declaration, inasmuch as the Condominium has not yet been completely designed or constructed. In the event of any conflict between the information in the sales materials and the information contained in the Declaration such conflict shall be resolved in favor of the Declaration.
17. AMENDMENTS TO CONDOMINIUM DOCUMENTS. Purchaser acknowledges that Seller, as the developer of the Condominium, has reserved the right to make changes in the Declaration as provided in Article XVI of the Declaration.
18. CLOSING DATE. The closing of the purchase and sale of the Unit (the "Closing") shall occur no more than thirty (30) days following the Completion Date; provided, however, that Seller shall have the right to extend the Closing on account of the occurrence of an act of God or other natural disaster or the occurrence of an event or events that are beyond the Seller's reasonable control. The Closing shall take place at a mutually convenient time of day at the offices of the Title Company in Mobile County, Alabama. Should the date for the Closing fall on a non-business day, the closing shall occur on the next following business day.
19. WARRANTY. Upon the closing of Seller's conveyance of the Unit to Purchaser, Seller shall give to Purchaser a limited warranty on the following terms and conditions:
  - a. Not later than thirty (30) days after closing or occupancy, whichever event shall first occur, Purchaser shall deliver a written list of any minor omissions or malfunctions not previously made known in writing to Seller or Seller's designee. To the extent that such items are the responsibility of Seller or not otherwise excluded hereunder, corrections or adjustments will be made by Seller or Seller's designee.

- b. Seller warrants the Unit to be free from latent defects (the "Limited Warranty") from the earlier to occur of a period of one (1) calendar year from Purchaser's closing upon the Unit or thirteen (13) calendar months from the Completion Date (the "Limited Warranty Period").
- c. A latent defect in construction is defined as a defect not apparent at the time of occupancy or closing, but which becomes apparent within the Limited Warranty Period, whichever event shall first occur, and such defect has been directly caused by failure of Seller to construct the Unit in accordance with the standards of construction prevailing in the geographical area of the Condominium. It is understood, however, by Purchaser that normal characteristic behavior of building materials, wear and tear, general maintenance, and like items, will not constitute a latent defect.
- d. Seller shall not be liable under the Limited Warranty unless written notice of the latent defect shall have been given by Purchaser to Seller or Seller's designee within the earlier to occur of (i) thirty (30) days following Purchaser's first learning of the latent defect or (ii) the expiration of the Limited Warranty Period. Steps taken by Seller or Seller's designee to correct any defect or defects shall not act to extend the Limited Warranty Period.
- e. Seller does not assume responsibility for any of the following, all of which are expressly excluded from the Limited Warranty:
  - i. Defects in appliances and pieces of equipment which are covered by manufacturer's warranties;
  - ii. Incidental, consequential or secondary damages caused by a breach of the Limited Warranty;
  - iii. Defects which are the result of characteristics common to the materials used, included but not limited to: warping, rotting, deterioration and/or deflection of wood; mildew and fading; chalking and checking of paint; cracks, whether due to drying, curing or otherwise, of concrete, stucco, plaster, bricks, and masonry; drying, shrinking and cracking of caulking and weather stripping;
  - iv. Conditions resulting from condensation on, or expansion or contraction of materials;
  - v. Defective design or materials supplied by Purchaser or installed under Purchaser's direction, or defects in, or caused by anything not built into or installed in the Unit pursuant to this Purchase Contract;



- vi. Damages due to ordinary wear and tear, abusive use or lack of proper maintenance of the Unit; and
  - vii. Chips, scratches, or mars in tile, woodwork, walls, porcelain, brick, plumbing fixtures, formica and glass not expressly identified to Seller prior to closing.
- f. THE LIMITED WARRANTY IS GIVEN IN LIEU OF ANY AND ALL OTHER WARRANTIES, EITHER EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY OR WORKMANSHIP, ALL OF WHICH ARE HEREBY DISCLAIMED.
- g. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THE LIMITED WARRANTY DOES NOT COVER ANY APPLIANCE, PIECE OF EQUIPMENT, OR ITEM WHICH IS A CONSUMER PRODUCT FOR PURPOSES OF THE MAGNUSON-MOSS WARRANTY ACT (15 U.S.C. § 2301 THROUGH 2312).
- h. The Limited Warranty is provided only to the original purchaser of a Unit. It is not transferable to subsequent purchasers of the Unit.
- i. Except as is specifically provided in this Paragraph 20, Seller makes no representations regarding the status or condition of the property below the surface or relating to the existence of mining shafts, tunnels or other conditions below or affecting the surface of the real property that forms a part of the Condominium. Purchaser acknowledges that, except as is specifically provided in this Paragraph 20, Seller has not made and does not make any representations or warranties, either express or implied, as to the condition of the Condominium and whether there exists any toxic or hazardous substance or waste (including, but not limited to, radon gas) or other substance of any kind on the Condominium and that Seller has not made any such representations or warranties. Furthermore, Purchaser hereby waives and releases Seller, its members, managers, employees, officers, agents, mortgagees, and their respective successors and assigns from any liability of any nature on account of loss, damage or injury to the Condominium or to Purchaser or any owner, occupant or other person who enters upon any portion of the Condominium as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Condominium or any property surrounding or adjacent to or in close proximity with the Condominium.
- j. In the event Purchaser gives written notice to Seller of an alleged latent defect in accordance with subparagraph (d) of this Paragraph 20, Purchaser and Seller covenant and agree to resolve any such alleged latent defect in accordance with the procedure set forth in Section 24.9 of the Declaration. Notwithstanding anything

contained in Section 24.9 of the Declaration or this Paragraph 20 to the contrary, Seller shall not be obligated to spend more than the Purchase Price in its efforts to cure and/or correct any such latent defect.

- k. Purchaser acknowledges, covenants and agrees that Seller has not made any representations or warranties relative to the completion of any roads, any sewer, water, gas or electric services, or any recreational amenities (except as is specifically described in the Offering Statement (hereinafter defined)), whether oral, in writing or otherwise.

20. SELLER'S RIGHT TO CURE ALLEGED DEFECTS. Notwithstanding the terms of Paragraph 20 hereof, to the extent Seller is deemed to be responsible for any "Alleged Defect" (as that term is defined in Section 24.9 of the Declaration), Purchaser acknowledges that Seller has reserved the right to cure any Alleged Defects, and in the event Seller and Purchaser are unable to agree on Developer's cure efforts, the parties are required to resolve any disputes in accordance with the terms of said Section 24.9.

21. AGREEMENT TO ARBITRATE. Purchaser and Seller acknowledge that this Purchase Contract necessarily involves interstate commerce by virtue of a number of factors including the materials and components contained in the Condominium, and, except with respect to issues covered by Paragraphs 20 and 21 hereof which shall be dealt with as provided therein, each of the parties agrees to arbitrate any and all disputes arising under this Purchase Contract. Without limiting the foregoing, it is expressly agreed that this agreement to arbitrate also covers any and all claims that Purchaser might assert against the construction contractor(s) and/or design-builder(s) for the Condominium, and its/their subcontractors, subconsultants and affiliates. At the option of the Seller, any other person or entity with whom or which Seller has an agreement for binding arbitration may be joined in an arbitration proceeding between Purchaser and Seller. The parties agree that the arbitration will be binding and conducted in Mobile County, Alabama, in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. The arbitrator's decision will be final and binding upon all parties to the arbitration, and a judgment on the decision may be entered in any court having jurisdiction. All administrative fees and expenses for such arbitration will be paid by the parties equally. The parties hereto further agree that any questions as to the scope of this Purchase Contract will, to the extent permitted by law, be determined by the arbitrators (including, but not limited to, issues of unfairness, capacity, waiver, unconscionability, arbitrability and so forth). The party seeking relief has a duty to initiate the arbitration process set for herein. Purchaser and Seller agree that should either of them invoke arbitration in accordance with this Purchase Contract, the non-invoking party will bring in the arbitration process any claim or counterclaim which it may have against the invoking party, whether deemed to be compulsory or permissive in law, and the failure to bring such claim or counterclaim shall constitute a waiver of and a bar to the bringing of such claim or counterclaim in any subsequent arbitration or legal proceeding. Except as limited hereinabove, Purchaser and Seller understand that and agree that (a) each of them is waiving rights to seek remedies in court, including the right

to a jury trial, (b) pre-arbitration discovery in arbitration proceedings is generally more limited than and different from discovery in court proceedings, and (c) any right that either party may retain to initiate litigation over any dispute arising under this Purchase Contract shall be filed in the Circuit Court of Mobile County, Alabama, or the United States District Court for the Southern District of Alabama, and not elsewhere.

22. SUPERVISION OF WORK. Purchaser agrees that the direction and supervision of the working forces, including contractors and subcontractors, rests exclusively with Seller, and Purchaser agrees not to issue any instructions to or otherwise interfere with same. Seller shall be the sole authority for the proper usage, arrangement and placement of fixtures, equipment and materials in accordance with recognized standards. Slight deviations from plans and specifications shall be construed as compliance with the Purchase Contract. The Purchaser further agrees neither to negotiate for additional work with Seller's contractor or subcontractors nor to engage other contractors or subcontractors except with Seller's consent and in such manner as will not interfere with Seller's completion of the Condominium.

23. MISCELLANEOUS.

- a. Notices. All notices required or permitted to be given under this Purchase Contract shall be in writing and shall be deemed by hand delivery or by a recognized overnight courier who maintains verification of delivery (deemed to be duly received on the date delivered) or by registered mail, postage prepaid, return receipt requested (deemed to be duly received three (3) business days after such mailing) to each of the respective parties at the address set forth herein, or at such other address or addresses as the parties may specify by written notice given in the manner prescribed herein.
- b. Binding Upon Others/Applicable Law. This Purchase Contract shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto, and shall be construed in accordance with the laws of the State of Alabama.
- c. Survival. The terms, covenants, conditions, representations, warranties and agreements contained herein shall survive and remain enforceable after closing, unless expressly provided otherwise herein.
- d. Merger. This Purchase Contract constitutes the entire agreement between Seller and Purchaser regarding the Unit and the Condominium, and supersedes all prior discussions, negotiations and agreements, including any reservation agreement, between Seller and Purchaser, whether oral or written. Neither Seller nor Purchaser shall be bound by any understanding, agreement, promise, or representation concerning the Condominium or Unit, expressed or implied, which is not specified herein.

- e. Obligation of Purchaser. All obligations of Purchaser hereunder, where there may be more than one Purchaser, shall be joint and several.
- f. No Assignment by Purchaser. This Purchase Contract shall not be assigned by Purchaser without the prior written consent of Seller. The foregoing shall not, however, be construed as a prohibition against assignment by Seller.
- g. Assignment by Seller. Purchaser acknowledges and agrees that this Purchase Contract is freely assignable by Seller. Purchaser further acknowledges that Seller may and will pledge its interest in this Purchase Contract as security for and in connection with Seller's obtaining a construction loan to provide the funds necessary to construct the Condominium. Purchaser further acknowledges that in the event of a default by Seller under the terms of any such construction loan, it is possible that Seller's lender will assume the rights and obligations of Seller hereunder, in which event Purchaser covenants and agrees (i) to continue to perform hereunder and (ii) that any such occurrence shall not be an event of default hereunder.
- h. Counterparts. This Purchase Contract may be executed in any number of counterparts, each of which shall be an original, but such counterparts together shall constitute one and the same instrument.
- i. Invalidity. If any provision of this Purchase Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Purchase Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- j. No Amendment. No modification or amendment of this Purchase Contract shall be valid and effective unless evidenced by a written agreement signed by both parties and attached hereto as an addendum.
- k. Prohibition on Recording. Neither party hereto may record this Purchase Contract in the records in the Office of the Judge of Probate, Mobile County, Alabama. In the event either party does record this Purchase Contract, such party shall be in default hereunder
- l. Attorneys' Fees. In the event any litigation, arbitration or other proceeding is initiated by either party hereto with respect to the subject matter hereof, and if Seller is the prevailing party in such litigation, arbitration or other proceeding, Seller shall be entitled to recover, in addition to all other remedies provided for hereunder, its attorney's fees incurred in such litigation, arbitration or other proceeding.

24. AGENCY DISCLOSURE.

The Listing Company \_\_\_\_\_ The Listing Company is (two spaces may be checked):

\_\_\_\_\_ An Agent of Seller

\_\_\_\_\_ An Agent of Purchaser

\_\_\_\_\_ An Agent of both Seller and Purchaser and is acting as a limited consensual dual agent

\_\_\_\_\_ Assisting \_\_\_\_\_ Seller \_\_\_\_\_ Purchaser as a transaction broker

The Selling Company is \_\_\_\_\_. The Listing Company is (two spaces may be checked):

\_\_\_\_\_ An Agent of Seller

\_\_\_\_\_ An Agent of Purchaser

\_\_\_\_\_ An Agent of both Seller and Purchaser and is acting as a limited consensual dual agent

\_\_\_\_\_ Assisting \_\_\_\_\_ Seller \_\_\_\_\_ Purchaser as a transaction broker

Seller's Initials \_\_\_\_\_ Purchaser's Initials \_\_\_\_\_

Purchase represents that Purchaser has dealt with no real estate agent, agency or broker concerning this transaction other than as set forth in this paragraph.

25. OFFERING STATEMENT. Purchaser hereby acknowledges receipt of a copy of the Offering Statement of Paradise Found RV Resort, a Land Condominium prepared in accordance with the Alabama Uniform Condominium Act of 1991, Code of Alabama 1975, §§35-8A-101 (the "Offering Statement"), and Purchaser represents that Purchaser

has read and is familiar with the provisions thereof. Specific attention should be given to the Offering Statement which gives the Purchaser a right to cancel this Purchase Contract within seven (7) days after receipt of this Offering Statement. Seller reserves the right, in its sole and absolute discretion, to make changes to the Offering Statement, and the exhibits attached thereto, including, without limitation, any changes made necessary by any applicable condominium regulatory requirements.

PURCHASER'S INITIALS \_\_\_\_\_ Received on \_\_\_\_\_

26. OFFER TO PURCHASE. Purchaser has executed this Purchase Contract on the date stated below Purchaser's signature, has delivered this Purchase Contract to Seller, and has delivered or will deliver the Deposit to Seller in accordance with the terms of Paragraph 5 hereof together, all of which constitute an offer to purchase the Unit on the terms set forth herein. Provided this offer is accepted by Seller, Seller shall deliver a fully-executed copy of this Purchase Contract and the Deposit to Escrow Agent, and Escrow Agent is authorized to deposit the Deposit in Escrow Agent's escrow account and to hold the Deposit as provided in this Purchase Contract.

[Remainder of Page Intentionally Left Blank]

WITNESS:

PURCHASER:

\_\_\_\_\_  
DATE:

\_\_\_\_\_  
DATE:

\_\_\_\_\_  
DATE:

\_\_\_\_\_  
DATE:

SELLER'S ACCEPTANCE

The above offer is hereby accepted by Seller.

DATED this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

SELLER:

ENGLER REI LLC, an Alabama limited liability company

WITNESS:

\_\_\_\_\_  
DATE:

By: \_\_\_\_\_

Name: \_\_\_\_\_

As its: \_\_\_\_\_

ESCROW AGENT ACKNOWLEDGMENT

Escrow Agent joins in the execution of this Purchase Contract solely for the purposes of acknowledging (1) receipt of the Deposit, and (2) its agreement to hold the Deposit in accordance with the terms and conditions of this Purchase Contract and the Escrow Agreement.

Community Bank, a Mississippi banking corporation

WITNESS:  
  
\_\_\_\_\_  
  
\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

As its: \_\_\_\_\_



**EXHIBIT "A"**  
**(Legal Description of Land)**

That certain parcel(s) of real property located in Mobile County, Alabama and more particularly described as follows:

## LEGAL DESCRIPTION

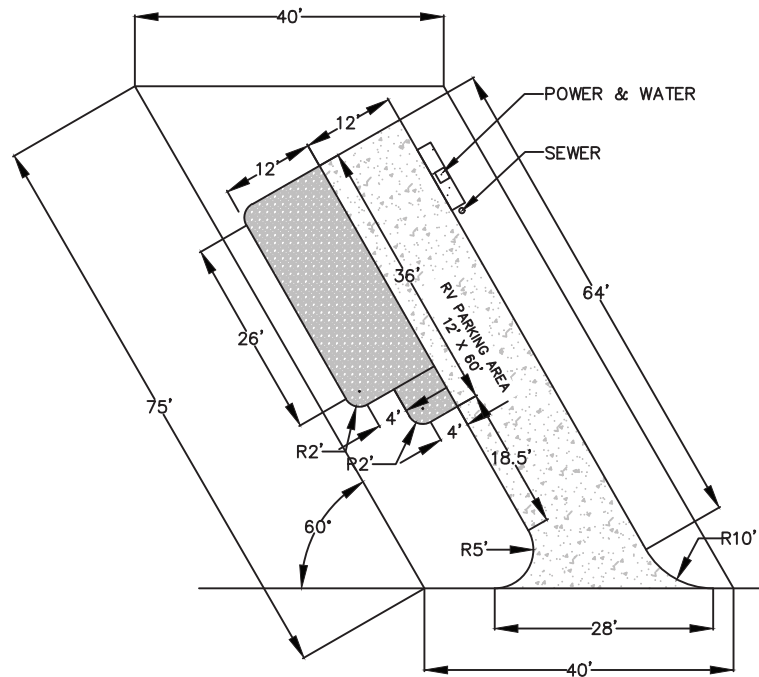
STATE OF ALABAMA  
COUNTY OF MOBILE

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 1 WEST, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 00°-42'-31" WEST A DISTANCE OF 50.00 FEET TO A 2" SQUARE PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF BYRNEWOOD ROAD (AKA MAYLEY MARINA ROAD-SOUTH POINT ROAD)(50' R/W) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00°-42'-31" WEST A DISTANCE OF 348.65 FEET TO A 1" OPEN TOP PIPE; THENCE RUN SOUTH 00°-32'-01" WEST A DISTANCE OF 312.26 FEET TO A CAPPED REBAR (WATTIER); THENCE CONTINUE SOUTH 00°-32'-01" WEST A DISTANCE OF 203.97 FEET; THENCE RUN NORTH 73°-26'-40" EAST A DISTANCE OF 84.41 FEET TO A CAPPED REBAR (WATTIER); THENCE CONTINUE NORTH 73°-26'-40" EAST A DISTANCE OF 386.55 FEET TO A CAPPED REBAR (SPEAKS) ON THE WEST RIGHT-OF-WAY LINE OF BYRNEWOOD ROAD EAST (AKA SOUTH POINT ROAD)(50' R/W); THENCE RUN SOUTH 16°-32'-32" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 170.55 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 66°-57'-49" WEST A DISTANCE OF 288.07 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00°-37'-30" WEST A DISTANCE OF 185.23 FEET TO A CAPPED REBAR (CA009LS); THENCE CONTINUE SOUTH 00°-37'-30" WEST A DISTANCE OF 7', MORE OR LESS, TO A POINT ON THE CENTERLINE OF A CANAL; THENCE RUN SOUTHEASTWARDLY ALONG THE CENTERLINE OF SAID CANAL A DISTANCE OF 307', MORE OR LESS, TO THE INTERSECTION OF THE PROJECTION OF THE WEST BANK OF EAST FOWL RIVER; THENCE RUN SOUTHWESTWARDLY ALONG THE PROJECTION OF SAID WEST BANK A DISTANCE OF 825 FEET, MORE OR LESS, TO THE CENTERLINE OF A CANAL; THENCE RUN NORTH 57°-30'-00" WEST A DISTANCE OF 270', MORE OR LESS TO A POINT (SAID POINT BEING SOUTH 39°-12'-18" WEST 864.54 FEET FROM THE LAST MENTIONED CAPPED REBAR (CA009LS)); THENCE RUN NORTH 89°-32'-03" WEST A DISTANCE OF 198.50 FEET; THENCE RUN NORTH 76°-11'-03" WEST A DISTANCE OF 116.00 FEET; THENCE RUN SOUTH 68°-27'-57" WEST A DISTANCE OF 340.00 FEET; THENCE RUN NORTH 73°-32'-03" WEST A DISTANCE OF 61.00 FEET; THENCE RUN SOUTH 56°-57'-27" WEST A DISTANCE OF 66.08 FEET; THENCE RUN SOUTH 44°-58'-37" WEST A DISTANCE OF 90.00 FEET; THENCE RUN SOUTH 77°-29'-00" WEST A DISTANCE OF 88.28 FEET; THENCE RUN NORTH 88°-18'-14" WEST A DISTANCE OF 46.84 FEET TO THE NORTHEAST LINE OF LOT 1, BAY HARBOUR, AS RECORDED IN MAP BOOK 42, PAGE 57 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 72°-04'-43" WEST ALONG SAID NORTHEAST LINE A DISTANCE OF 59.25 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH LINE OF LOT 1, RESUBDIVISION OF LOTS 1-4, BAY HARBOUR, AS RECORDED IN MAP BOOK 125, PAGE 70 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN NORTH 83°-33'-46" WEST ALONG SAID NORTH LINE A DISTANCE OF 279.51 FEET TO A CAPPED REBAR (WATTIER) AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN NORTHWARDLY ALONG THE EAST RIGHT-OF-WAY LINE OF DAUPHIN ISLAND PARKWAY (VARIABLE R/W) AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 10°-02'-15", A RADIUS OF 909.93 FEET, A CHORD BEARING OF NORTH 08°-42'-45" WEST, AND A CHORD LENGTH OF 159.21 FEET) AN ARC DISTANCE OF 159.41 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTHWARDLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID DAUPHIN ISLAND PARKWAY AND ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 01°-48'-16", A RADIUS OF 1,849.86 FEET, A CHORD BEARING OF NORTH 04°-38'-00" EAST, AND A CHORD LENGTH OF 58.261 FEET) AN ARC DISTANCE OF 58.26 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 05°-32'-08" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 144.82 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 84°-33'-33" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 10.20 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 05°-31'-13" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 95.86 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN SOUTH 89°-20'-02" EAST A DISTANCE OF 250.27 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 05°-25'-17" EAST A DISTANCE OF 301.14 FEET TO A CAPPED REBAR (SPEAKS); THENCE RUN NORTH 89°-20'-49" WEST A DISTANCE OF 249.43 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF SAID DAUPHIN ISLAND PARKWAY; THENCE RUN NORTH 05°-17'-45" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 330.90 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 89°-53'-56" EAST A DISTANCE OF 723.57 FEET TO A CAPPED REBAR (BSI); THENCE RUN NORTH 05°-15'-10" EAST A DISTANCE OF 301.13 FEET TO A CONCRETE MONUMENT ON THE SOUTH LINE OF BYRNEWOOD ESTATES, AS RECORDED IN MAP BOOK 80, PAGE 7 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN NORTH 89°-51'-53" EAST ALONG SAID BYRNEWOOD ESTATES A DISTANCE OF 282.71 FEET TO A 1/2" REBAR ON THE WEST LINE OF BYRNEWOOD SUBDIVISION, FIRST ADDITION, AS RECORDED IN MAP BOOK 68, PAGE 41 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 05°-10'-10" WEST ALONG SAID WEST LINE A DISTANCE OF 4.58 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID BYRNEWOOD SUBDIVISION, FIRST ADDITION; THENCE RUN NORTH 89°-51'-31" EAST ALONG THE SOUTH LINE OF SAID BYRNEWOOD SUBDIVISION, FIRST ADDITION A DISTANCE 252.86 FEET TO A CAPPED REBAR (BSI) AT THE SOUTHEAST CORNER OF SAID BYRNEWOOD SUBDIVISION, FIRST ADDITION; THENCE RUN NORTH 02°-37'-42" EAST ALONG THE EAST LINE OF SAID BYRNEWOOD SUBDIVISION, FIRST ADDITION A DISTANCE OF 663.52 FEET TO A CAPPED REBAR (BSI) AT THE NORTHEAST CORNER OF SAID BYRNEWOOD SUBDIVISION, FIRST ADDITION; THENCE RUN SOUTH 89°-39'-20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BYRNEWOOD ROAD A DISTANCE OF 224.57 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 52.38 ACRES, MORE OR LESS.

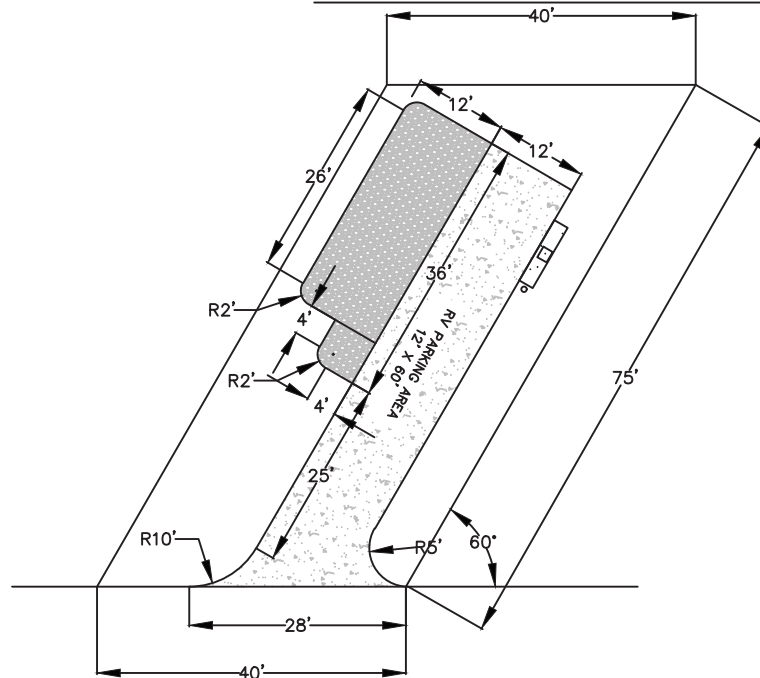


**EXHIBIT “B”**  
**Unit Layout Plan**

**See attached plan.**



LARGE PAD SITE LEFT



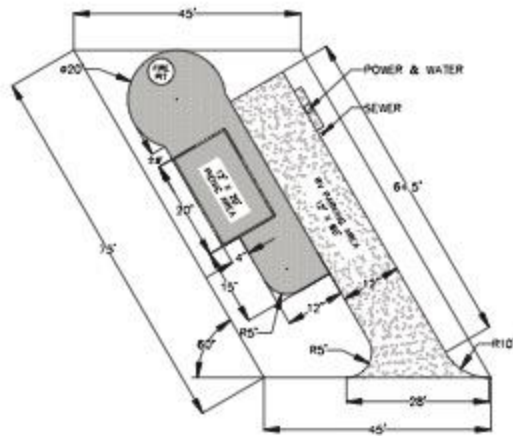
LARGE PAD SITE RIGHT

**TYPICAL UNIT LAYOUT**

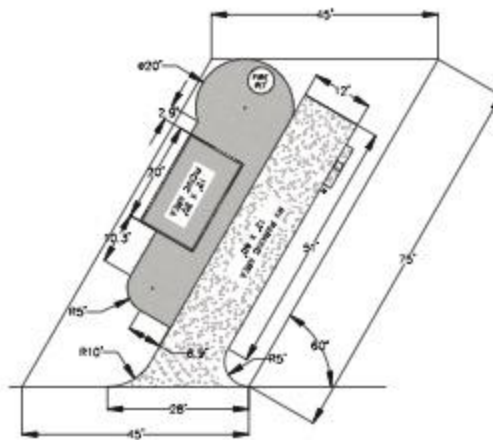
LARGE UNITS NUMBERED UNITS 66-246

**PARADISE FOUND RV RESORT  
THEODORE, ALABAMA**





PRESIDENTIAL SITE LEFT



PRESIDENTIAL SITE RIGHT

**TYPICAL UNIT LAYOUT**

PRESIDENTIAL UNITS NUMBERED UNIT 1-65

**PARADISE FOUND RV RESORT  
THEODORE, ALABAMA**



**EXHIBIT “5”**

**TO**

**OFFERING STATEMENT**

**OF**

**PARADISE FOUND RV RESORT CONDOMINIUM**

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**CONTRACTS REGARDING CONDOMINIUM DEVELOPMENT SUBJECT TO  
CANCELLATION BY THE ASSOCIATION**

At this time there are no such contracts. However, the Developer may cause the Association to enter into contracts with unrelated and unaffiliated entities on behalf of the Association which may be subject to cancellation by the Association upon turnover of control of the Association by the Developer to the Unit Owners other than the Developer in accordance with the provisions of §35-8A-305 of the Alabama Code (1975), as the same may hereafter be amended, repealed or replaced from time to time.

**EXHIBIT “6”**

**TO**

**OFFERING STATEMENT**

**OF**

**PARADISE FOUND RV RESORT CONDOMINIUM**

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**COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AFFECTING  
THE CONDOMINIUM PROPERTY**

**DOCUMENT #1**

**TO**

**COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AFFECTING  
THE CONDOMINIUM PROPERTY**

**OF**

**PARADISE FOUND RV RESORT CONDOMINIUM**

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**SHARED FACILITIES EASEMENT**

**(See Declaration)**

**EXHIBIT “7”**

**TO**

**OFFERING STATEMENT**

**OF**

**PARADISE FOUND RV RESORT CONDOMINIUM**

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**“YEAR” OPERATING BUDGET**

Note:

The Developer has prepared an estimate of the operating expense budget for Paradise Found RV Resort Condominium for a projected one year period after the conveyance of the first Unit, which estimate is based upon its investigation and experience. It is believed to be reasonably accurate and adequate, but no warranty or guarantee is made or intended nor may one be relied upon. The indicated replacement reserves are intended as funds which may be used by Paradise Found RV Resort Condominium Association, Inc. to meet unforeseen contingencies and rising costs and may be accumulated for eventual replacement of capital items.

(See Continuation Pages)

# PARADISE FOUND RV RESORT CONDOMINIUM ASSOCIATION, INC.

## YEARLY BUDGET

(Assuming 100% Occupancy)

### Ordinary Income/Expenses

#### Income

##### Assesments-Dues

65 Owner Units	\$ 214,500.00
181 Developer Owned Units	\$ 293,220.00
<b>Total Income</b>	<b>\$ 507,720.00</b>

#### Expense

##### General & Administrative

Postage	\$ -
Printing	\$ 2,500.00
Supplies/Main.	\$ 3,500.00
Bank Charges	\$ -
Misc.	\$ -
Legal & Collections	\$ 4,500.00
Property Insurance	\$ 22,000.00
Property Taxes	\$ 12,000.00
<b>Total General &amp; Administrative</b>	<b>\$ 44,500.00</b>

##### Utilities

Water & Sewer	\$ 76,000.00
Electric	\$ 28,000.00
Internet & Phone	\$ 92,500.00
Trash	\$ 12,500.00
Gas	\$ -
<b>Total Utilities</b>	<b>\$ 209,000.00</b>

##### Wages & Benefits

Wages	\$ 195,000.00
Taxes	\$ 12,090.00
<b>Total Wages &amp; Benefits</b>	<b>\$ 207,090.00</b>

##### Building Maintenance

General Maintenance	\$ 4,000.00
<b>Total Building Maintenance</b>	<b>\$ 4,000.00</b>

##### Grounds Maintenance

Landscaping	\$ 4,500.00
Pest Treatment	\$ 675.00
Equipment etc.	\$ 2,500.00
<b>Total Ground Maintenance</b>	<b>\$ 7,675.00</b>

##### Pool & Spa Maintenance



Pool/Spa Cleaning & Chem	\$	8,000.00
Pool/Spa Misc.	\$	4,000.00
<b>Total Pool &amp; Spa Maintenance</b>	\$	12,000.00
<b>Total Expense</b>	\$	484,265.00
Surplus	\$	23,455.00
Allocated Repair/Replacement Reserve Fund	\$	23,455.00
Net Income	\$	-

**EXHIBIT "8"**  
**TO**  
**OFFERING STATEMENT**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**SCHEDULE SETTING FORTH THE PERCENTAGE OF UNDIVIDED INTEREST OF EACH  
UNIT IN THE COMMON ELEMENTS**

Percentage Interests in Common Elements, Common Surplus, Common Expenses and Shared  
Facilities Costs.

Each Unit within the RV Resort shall have an undivided percentage interest in the Common Elements and Common Surplus and a share of the RV Resort Common Expenses and Shared Facilities Costs of the RV Resort on an equal fractional basis. This fractional interest is based on the total number of Resort Units and Resort Operation Units declared as part of the RV Resort at any given time.

To determine the exact percentage interest of a given Unit declared into the RV Resort at any given time, the following mathematical formula applies:  $I=I/T$ .

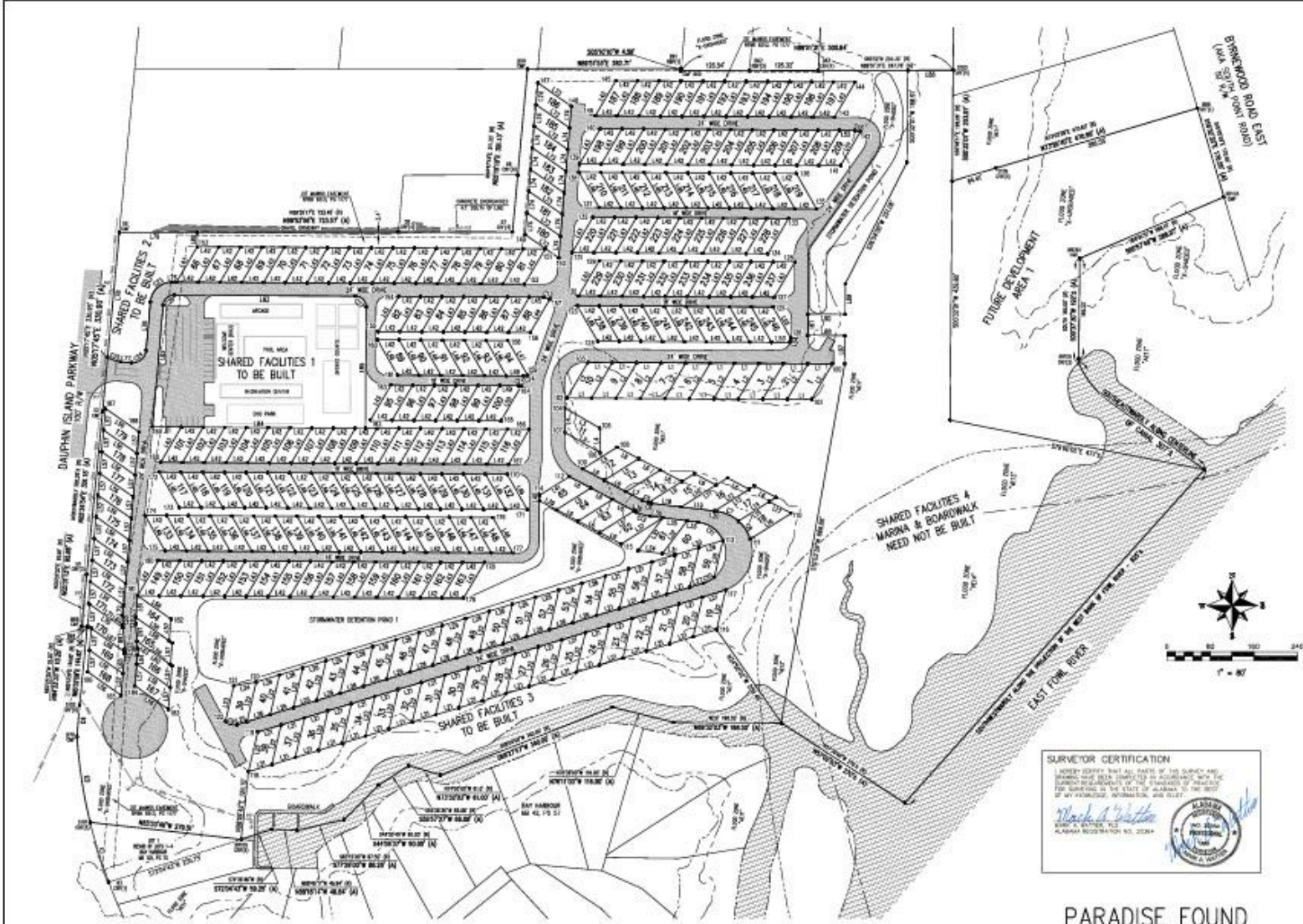
1. "I" represents the interest to be determined of a particular Unit.
2. "T" represents the total number of Resort Units and Resort Operation Units declared as part of the RV Resort.

The costs and expenses of the association with Limited Common Elements will be shared by Owners in the same manner as that for costs and expenses associated with the Common Elements. The responsibility for maintenance, repairs, and replacements of Limited Common Elements appurtenant to Owners' Units, if any, will be with the Association at the expense of all Owners in accordance with the Owners' percentage interests.

**EXHIBIT “9”**  
**TO**  
**OFFERING STATEMENT**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**MASTER PLAN**



LINE DATA TABLE

LINE NO.	START POINT	END POINT	LENGTH	BEARING
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**SURVEYOR CERTIFICATION**

I, **Mark A. Watter**, being duly sworn, certify that all data on this plan and survey were taken by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Alaska, License No. 20284.

*Mark A. Watter*

ALASKA PROFESSIONAL LAND SURVEYORS  
NO. 20284

**PARADISE FOUND  
RV RESORT**

FEBRUARY 6, 2023  
**WATTER SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 4700 Southway Loop N., Suite 11  
 Anchorage, Alaska 99508  
 201-540-2040

**EXHIBIT "10"**  
**TO**  
**OFFERING STATEMENT**  
**OF**  
**PARADISE FOUND RV RESORT CONDOMINIUM**

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**ACKNOWLEDGEMENT SHEET**

**ACKNOWLEDGEMENT SHEET  
PARADISE FOUND RV RESORT LAND CONDOMINIUM**

I, the undersigned, acknowledge receipt of the following documents and information relative to my/our purchase of Condominium Property in Paradise Found RV Resort Land Condominium.

\_\_\_\_\_ I/We acknowledge receipt of an Offering Statement of Paradise Found RV Resort Land Condominium.

\_\_\_\_\_ I/We acknowledge that I/We have reviewed or had the opportunity to review the Draft Declaration of Condominium and its Exhibits which contain restrictions on the use and occupancy of Condominium Property.

\_\_\_\_\_ I/We acknowledge that the Developer/Declarant has reserved certain developmental rights included but not limited to any right to (i) add real estate to the Condominium, or (ii) add additional Property, Units, Common Elements or Limited Common Elements within and/or to the Condominium; (iii) subdivide units; (iv) convert units into Common Elements; (v) withdraw real estate from the Condominium or (vi) increase the number of units which may be created as more completely described in the Declaration of Condominium.

\_\_\_\_\_ I/We acknowledge that no representations, or assurances have been made relied on in connection with my/our purchase other than those contained in the Offering Statement for Paradise Found RV Resort Land Condominium and the Condominium Documents contained therein.

DATE

PRINT NAME

SIGNATURE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**EXHIBIT “11”**

**TO**

**OFFERING STATEMENT**

**OF**

**PARADISE FOUND RV RESORT CONDOMINIUM**

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**PLANS FOR THE PARADISE FOUND RV RESORT CONDOMINIUM  
DEVELOPMENT**