

STATE OF ALABAMA :

BALDWIN COUNTY :



**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OF ISLAND TOWER, A CONDOMINIUM**

WHEREAS, the Declaration of Condominium of Island Tower, a Condominium was recorded at Instrument #852526, in the Office of the Probate Judge of Baldwin County, Alabama (“Declaration”); and

WHEREAS, Article XIX provides for the Amendment to the Declaration; and

WHEREAS, after proper notice, at the special meeting held on April 29th, 2015, the following amendment to the Declaration was adopted by the affirmative vote or agreement of Unit Owners to which at least sixty-seven percent (67%) of the vote of the Association which are allocated. The Association has no record of any Eligible Mortgagees entitled to vote.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Declaration shall be amended as follows:

The following sentence be added to the end of 9.01(1)(a) “However, should it be determined by the Board that due to the Unit Owner’s negligence, the windows, screening and glass including glass between the Unit and any patio or deck adjacent to such Unit need to be repaired or replaced, said expense shall be the financial responsibility of the Unit Owner.”, as follows:

9.01. Maintenance by the Association.

(1) The Association, as a Common Expense, shall maintain, repair and replace if necessary the following:

(a) All portions of the Common Elements and Limited Common Elements not the responsibility of a Unit Owner under the provisions of Paragraph 9.02 hereof. However,

should it be determined by the Board that due to the Unit Owner's negligence, the windows, screening and glass including glass between the Unit and any patio or deck adjacent to such Unit need to be repaired or replaced, said expense shall be the financial responsibility of the Unit Owner.

The phrase "windows, screening and glass, including glass between the Unit and any patio or deck adjacent to such Unit" is deleted from 9.02(a)(1) such that 9.02(a)(1) shall read as follows:

9.02. *Maintenance by Unit Owners.*

(a) *Each Unit Owner shall maintain his Unit and the interior thereof in good tenantable condition and repair, and shall repair, maintain and replace if necessary the following:*

(1) *The fixtures and equipment in his Unit, including the refrigerator, stove, fans, dishwasher and all other appliances, drains, plumbing fixtures and connections, sinks and plumbing within the Unit; electric panels, wiring, outlets, and electric fixtures within the Unit; interior doors, all exterior doors, except the painting of the exterior faces of exterior doors which shall be a responsibility of the Association; and all wall coverings and carpeting within a Unit. However, should it be determined by the Board that due to the Unit Owner's negligence, the windows, screening and glass including glass between the Unit and any patio or deck adjacent to such Unit need to be repaired or replaced, said expense shall be the financial responsibility of the Unit Owner.*

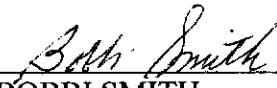
Except as otherwise amended herein, the Declaration shall be in full force and effect.

This Amendment shall be effective when recorded in the Office of the Judge of Probate, Baldwin County, Alabama.

Dated this 1st day of June, 2015.

ISLAND TOWER OWNERS ASSOCIATION, INC.
An Alabama Non-Profit Corporation

By: 
ED HAMMELE
Its: President

By: 
BOBBI SMITH
Its: Secretary

CERTIFICATE OF SECRETARY

We, ED HAMMELE and BOBBI SMITH, President and Secretary, respectfully, of ISLAND TOWER OWNERS ASSOCIATION, INC., an Alabama Non-Profit Corporation, do hereby certify that the foregoing Amendment to the By-Laws of Island Tower Owners Association, Inc. was properly noticed, voted upon and adopted by the said Association.

Witness my hand and seal this 1st day of June, 2015.


ED HAMMELE, President

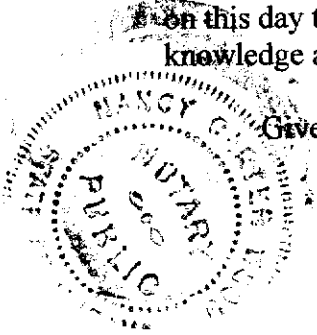

BOBBI SMITH, Secretary

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that ED HAMMELE and BOBBI SMITH, whose names as President and Secretary, respectfully, of ISLAND TOWER OWNERS ASSOCIATION, INC., an Alabama Non-Profit Corporation, are signed to the foregoing Certificate and who are known to me, did certify to me on this day that the contents of said Certificate are true and correct, to the best of their knowledge and belief.

Given under my hand and seal this the 1st day of June, 2015.



Nancy G. Wood
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES:
December 22, 2018

THIS INSTRUMENT PREPARED BY:
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File 14.3035