

## Property Owners Association Documents and Covenants

### *Taken from the Title Commitment Schedule B, Part II*

#### **Exceptions 12 and 13:**

<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/BCPLAT00/01DBCPLAT10.PDF>

12. Restrictive covenants relating to the use and occupancy of the land described in Schedule A, recorded on plat of Turtle Key, Unit 1, at Slide 1209-A.

13. Building setback and drainage and utility line easements as shown on the recorded plat of Unit 1, Turtle Key, recorded at Slide 1209\_A, and as shown on survey dated July 28, 1997, by Michael Wright (Ala. Reg. No. 15924).

**Exception 14:** <https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/M/0065/M-0065-0000452.PDF>

14. Declaration of protective covenants, restrictions, easements and agreement for Turtle Key, Unit 1, Ono Island as recorded in Miscellaneous Book 65, Page 452.

**Exceptions 15:** <https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/R/0311/R-0311-0000256.PDF>

15. Terms, restrictions, reservations, conditions and limitations as set forth in deed from Ono East, Inc. and Ono Development Company, Inc., to James L. Lane, et al., dated February 3, 1998, and recorded in Real Property Book 311, Page 256.

**Exception 16:** <https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/M/0055/M-0055-0000982.PDF>

16. Reservations, restrictions, terms, conditions and limitations contained in Declaration of Local Covenants and Restrictions Applicable to Ono Island Subdivision, Unit 15, recorded in Miscellaneous Book 55, Page 982.

**Exception 22:** <https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/M/0023/M-0023-0000881.PDF>

22. Restrictive covenants as contained in instrument executed by John C. Golightly, Sr., and Louise A. Golightly, and Ono East, Inc., dated January 31, 1973, and recorded in Miscellaneous Book 23, Page 881.

**Exception 24:** <https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/M/0066/M-0066-0000232.PDF>

24. Notice of Increase in Annual Maintenance Assessment Lien as set forth in instrument recorded in Real Property Book 278, Page 1113, and amendments recorded in Miscellaneous Book 40, Page 1033 and Miscellaneous Book 66, Page 232.

**Exception 27A:** <https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/G0063/G0063982.PDF>

27. Terms, conditions, rules, regulations, subdivision regulations, ordinances, and other matters relating to the City of Orange Beach, Alabama, including, but not limited to:

A. Subdivision Regulations of the City of Orange Beach, Alabama as recorded at Instrument 1028536, and any amendments thereto.

**Exception 27B:** <https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/G0120/G0120366.PDF>

27. Terms, conditions, rules, regulations, subdivision regulations, ordinances, and other matters relating to the City of Orange Beach, Alabama, including, but not limited to:

B. City of Orange Beach Community Preservation and Growth Management Plan filed August 7, 2007 at Instrument 1066859, and all amendments thereto.

## Property Owners Association Documents and Covenants

### *Taken from the Title Commitment Schedule B, Part II*

**Exception 31:** [https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/A9536/A95361AA\\_AEV.PDF](https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/A9536/A95361AA_AEV.PDF)  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/L1367/L1367678.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/M1760/M1760787.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/O2737/O2737380.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/R3578/R3578032.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/S3918/S3918253.PDF>

31. By-Laws of the Property Owners Association of Ono Island, Inc. and all amendments thereto, including but not limited to amendments recorded in Miscellaneous Book 86, Page 490, and Instrument Numbers 1336052, 1392493, 1506400, 1690356, and 1769719.

**Exception 32:** <https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/M/0022/M-0022-0000359.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/M/0023/M-0023-0000881.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/M/0040/M-0040-0001033.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/R/0278/R-0278-0001113.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/R/0491/R-0491-0001078.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/M/0066/M-0066-0000232.PDF>  
[https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/B0000/B00003AA\\_AAN.PDF](https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/B0000/B00003AA_AAN.PDF)  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/I0561/I0561716.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/J0677/J0677670.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/L1367/L1367671.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/M1760/M1760785.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/O2737/O2737383.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/R3578/R3578036.PDF>

32. Restrictive covenants, conditions, limitations, easements, annual maintenance assessments and other provisions appearing of record in Miscellaneous Book 22, Page 359, Miscellaneous Book 23 page 881, Miscellaneous Book 40, Page 1033, Real Property Book 278, Page 1113, Real Property Book 491 page 1078, Miscellaneous Book 66, Page 232, and Instrument Numbers 526555, 1204032, 1226606, 1336051, 1392492, 1506401, and 1690355.

**Exception 33:** [https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/A9807/A98079AA\\_ADM.PDF](https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/A9807/A98079AA_ADM.PDF)

33. Articles of Incorporation of Ono Island Canal Owners Association, Inc., dated March 18, 1998 and recorded in Miscellaneous Book 97, page 1996.

**Exceptions 35:** <https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/R/0337/R-0337-0000679.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/T4112/T4112931.PDF>

35. Terms, conditions and reservations as shown in deed from Ono Development, Inc., to Property Owners Association of Ono Island, Inc., dated October 21, 1988 and recorded in Real Property Book 337, page 679.

**Exception 38:** [https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/B0035/B00354AA\\_AD6.PDF](https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/B0035/B00354AA_AD6.PDF)  
[https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/A9932/A99321AA\\_AD9.PDF](https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/A9932/A99321AA_AD9.PDF)  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/O2737/O2737374.PDF>  
<https://www.deltacomputersystems.com/TEMP/PDFWEB/AL05/AL05/R3578/R3578029.PDF>

38. Articles of Incorporation of Property Owners Association of Ono Island, Inc. dated September 10, 1970 and recorded in Corporate Book 17, Page 861, and all amendments thereto, including but not limited to Instrument Numbers 575735, 520607, 1506399, and 1690357.