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Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK **7350** PG **23-24**

Due/Ret #15012
MOORE LAW FIRM, LLC
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**AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS
FOR THE SUBDIVISION KNOWN AS
THE WOODLANDS OF HOUSTON
(ADDING PHASE 3, SECTION 1B)**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, made and published this the 21st day of November, 2016, by **ASIL GROUP, LLC**, a Georgia limited liability company, hereinafter referred to individually and collectively as the "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located in Land Lots 215 and 216 of the 10th Land District of Houston County, Georgia, which has been subdivided into individual lots, tracts or parcels which, together with the streets and other improvements have been designated as **The Woodlands of Houston, Phase 3, Section 1B** (the "Subdivision"), and is delineated on that certain map or plat of survey of said Subdivision prepared by Ocmulgee, Inc., and recorded in Map Book 78, Page 181, Clerk's Office Houston Superior Court;

WHEREAS, it is to the interest, benefit and advantage of the Declarant and to each and every person who shall hereafter purchase any lot in the Subdivision that covenants, conditions and restrictions governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land;

WHEREAS, that certain Declaration of Covenants, Conditions, Restrictions and Easements has heretofore been published and declared with respect to The Woodlands of Houston, Phase No. 1, Section No.1, dated July 28, 2015, of record in Deed Book 6917, Pages 149-173, Clerk's Office, Houston Superior Court, which has been previously amended by instruments of record in Deed Book 6949, Pages 71-72, and Deed Book 7250, Pages 127-128, said Clerk's Office (hereinafter referred to collectively as the "Declaration" and/or "Covenants"); and

WHEREAS, the Declarant is desirous of further amending the aforesaid Covenants to extend the applicability thereof to include, in addition to the property described therein, the property developed for single-family residential purposes to be known and designated as The Woodlands of Houston, Phase 3, Section 1B.

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by Declarant and its successors in title, and to each and every subsequent owner of any of the lots, tracts or parcels hereinafter described, Declarant does hereby modify and amend the said Declaration of Covenants, Conditions, Restrictions and Easements, dated July 28, 2015, and recorded in Deed Book 6917, Pages 149-173, Clerk's Office, Houston Superior Court, as amended, in the following particulars, to-wit:

1. **Additional Property Subject to Declaration of Covenants, Conditions Restrictions and Easements.** The following described lots, tracts or parcels of land shall be, and the same hereby are made, subject to the terms, provisions and conditions set forth in said Declaration of Covenants, Conditions, Restrictions and Easements, and said Declaration of Covenants, Conditions, Restrictions and Easements are hereby modified and amended so as to include the following described lots, tracts or parcels of land as "Additional Property", to-wit:

All those tracts or parcels of land situate, lying and being in Land Lot 215 of the Tenth Land District of Houston County, Georgia, being known and designated as Lots 1 through 27 (both inclusive) of the Subdivision known as The Woodlands of Houston, Phase 3, Section 1B, according to a plat of survey of said Subdivision prepared by Ocmulgee, Inc., certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated September 22, 2016, a copy of which is of record in Map Book 78, Page 181, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

2. **Amendment of Protective Covenants.** The Protective Covenants set forth in Article VI of the Declaration of Covenants, Conditions, Restrictions and Easements are hereby modified and amended with respect to the lots or parcels comprising the Subdivision (as defined in Section 2 hereof) as follows:

A. Section 6.3(a) is amended by changing "twelve inches (12)" to "eighteen inches (18);" and

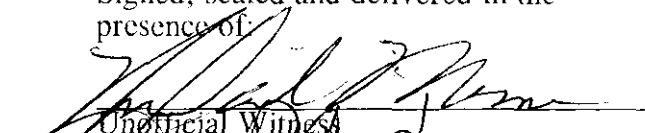
B. Section 6.4 is amended by replacing "2,100 square feet" with "2,540 square feet."

3. **Binding Effect; Effective Date.** Said Declaration of Covenants, Conditions, Restrictions and Easements, as amended, shall become effective immediately and shall run with the land, and shall be binding on all persons claiming under and through Declarant under the terms, conditions, stipulations and provisions contained therein as amended by this instrument. Said Declaration of Covenants, Conditions, Restrictions and Easements, as amended, shall remain in full force and effect unless and until same are extended or terminated in accordance with the provisions thereof.

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this instrument, or have caused same to be executed by its duly authorized corporate officers, as of the day and year first above written.

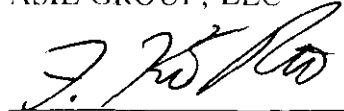
Signed, sealed and delivered in the presence of:

ASIL GROUP, LLC



Notary Public

By:



F. Keith Newton, Manager (L.S.)

LISA R COODY
NOTARY PUBLIC
Houston County
State of Georgia
My Commission Expires December 18 2019