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

BK 7685 PG 59-61

**AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS
FOR THE SUBDIVISION KNOWN AS
THE WOODLANDS OF HOUSTON
(ADDING PHASE 3, SECTION 2A)**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, made and published this the 15th day of November, 2017, by **ASIL GROUP, LLC**, a Georgia limited liability company, hereinafter referred to individually and collectively as the "Declarant".

W I T N E S S E T H :

WHEREAS, Declarant is the owner of certain real property located in Land Lot 215 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 2A** (the "Subdivision"), and is delineated on that certain map or plat of survey of said Subdivision recorded in Map Book 79, Page 257, 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, said Declaration of Covenants, Conditions, Restrictions and Easements being 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, Deed Book 7119, Pages 176-177, Deed Book 7250, Pages 127-128, Deed Book 7350, Pages 23-24, and Deed Book 7233, Pages 70-71, said Clerk's Office (hereinafter referred to collectively as the "Declaration" and/or "Covenants"); and

WHEREAS, the Declarant is desirous of 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 2A.

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 by instruments of record in Deed Book 6949, Pages 71-72, Deed Book 7119, Pages 176-177, Deed Book 7250, Pages 127-128, Deed Book 7350, Pages 23-24, and Deed Book 7233, Pages 70-71, said Clerk's Office, 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 25 (both inclusive), Phase 3, Section 2A, of a Subdivision known as THE WOODLANDS OF HOUSTON, 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 October 11, 2017, a copy of which is of record in Map Book 79, Page 257, 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 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 herein) as follows:

A. Article VI, Section 6.4 is amended by replacing "2,100 square feet" with "2,150 square feet;" and

B. Article III, Section 3.3 is deleted in its entirety and replaced with the following:

Assessment Upon Sale of Property. Concurrently with each sale of a residential lot on which a dwelling is located, the buyer of said lot shall pay to the Association an assessment in the sum of \$500.00, which shall be allocated to the common expense fund for common expenses. The assessments provided for in this Section shall be in addition to any annual assessment provided for in this Declaration.

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 has caused same to be executed by its duly authorized corporate officers, as of the day and year first above written.

ASIL GROUP, LLC

Signed, sealed and delivered in the presence of:

Michelle Chapman
Unofficial Witness

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

Rhonda V. Moore
Notary Public

RHONDA V MOORE
NOTARY PUBLIC
Houston County
State of Georgia
My Commission Expires July 10, 2020