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Houston County Georgia
Terri L Childers Clerk of Superior Court
BK 10630 PG 515 - 518

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MOORE LAW FIRM, LLC
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Warner Robins, GA 31095
(478) 328-3200

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**AMENDMENT TO DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR THE SUBDIVISION KNOWN AS
THE WOODLANDS OF HOUSTON
PHASE 8
ADDING ADDITIONAL LOTS**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS made and published this the 3rd day of April, 2025, by **ALEXIS INVESTMENTS, LLC**, a Georgia limited liability company and **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 246 and 247 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, Section 2, Phase 8**, and is delineated on that certain map or plat of survey prepared by McLeod Surveying, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated March 4, 2025, a copy of which is of record in Map Book 85, Page 221, Clerk's Office, Houston Superior Court (hereinafter referred to as the "Subdivision");

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 protective covenants 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 8 said Declaration of Covenants, Conditions, Restrictions and Easements being dated November 4, 2024, of record in Deed Book 10561, Pages 352-378, Clerk's Office, Houston Superior Court (hereinafter

collectively referred to as the “Declaration” and/or “Covenants”); amended in Deed Book 10623, Pages 1-3, Clerk’s Office, Houston Superior Court; and

WHEREAS, the Declarant is desirous of amending the aforesaid Covenants to extend the applicability of said Protective Covenants 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, Section 2, Phase 8; and

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 Covenants in the following particulars, to-wit:

1. **Additional Property Subject to Protective Covenants.** 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 Covenants, and said Covenants are hereby modified and amended so as to include the following described lots, tracts or parcels of land, to-wit:

The following described lots shall be considered Section A lots pursuant to the Covenants:

All those tracts or parcels of land situate, lying and being in Land Lots 246 and 247 of the Tenth Land District of Houston County, Georgia, known and designated as Lots 2001, 2014, 2016, 2076, 2077, 2154, 2155, 2156 and 2180, THE WOODLANDS OF HOUSTON, SECTION 2, PHASE 8, according to a plat of survey of said subdivision prepared by McLeod Surveying, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated March 2, 2025, a copy of which is of record in Map Book 85, Page 221, 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.

The following described lots shall be considered Section B lots pursuant to the Covenants:

All those tracts or parcels of land situate, lying and being in Land Lots 246 and 247 of the Tenth Land District of Houston County, Georgia, known and designated as Lots 2015, 2070, 2071, 2072, 2073, 2074, 2075 and 2081, THE WOODLANDS OF HOUSTON, SECTION 2, PHASE 8, according to a plat of survey of said subdivision prepared by McLeod Surveying, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated March 2, 2025, a copy of which is of record in Map Book 85, Page 221, 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.

The following described lots shall be considered Section D lots pursuant to the Covenants:

All those tracts or parcels of land situate, lying and being in Land Lots 246 and 247 of the Tenth Land District of Houston County, Georgia, known and designated as Lots 2017 through 2023, both inclusive; 2157 through 2171, both inclusive; and 2182 through 2198, both inclusive, THE WOODLANDS OF HOUSTON, SECTION 2, PHASE 8, according to a plat of survey of said subdivision prepared by McLeod Surveying, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated March 2, 2025, a copy of which is of record in Map Book 85, Page 221,

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 Article VI Section 6.3(a) to Amend the Foundation Elevation Requirements.** 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) to amend the Foundation Elevation as follows:

- (a) **Foundation Elevation.** The top of the foundation shall be a minimum level as may be necessary to ensure positive drainage away from the dwelling and lot.

3. **Amendment of Article VI to add Additional Lots to Section 6.3(e).** 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) to add additional lots to be subject to Section 6.3(e) of the Covenants. The additional lots subject to said requirement are more particularly described as follows:

All those tracts or parcels of land situate, lying and being in Land Lots 246 and 247 of the Tenth Land District of Houston County, Georgia, known and designated as Lots 2070, 2071, 2072, 2073, 2074, 2075 and 2077, THE WOODLANDS OF HOUSTON, SECTION 2, PHASE 8, according to a plat of survey of said subdivision prepared by McLeod Surveying, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated March 2, 2025, a copy of which is of record in Map Book 85, Page 221, 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.

4. **Amendment of Article VI to add Section 6.4(d).** 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 parcel comprising the Subdivision (as defined herein) by amending Article VI to add Section 6.43(d) as follows:

- (d) **As to Phase 8, Section D.** Each dwelling in Phase 8, Section D shall have a minimum dwelling size of 2,000 square feet of Living Space with the ground floor area of a dwelling of more than one-story having not less than 1,400 square feet of Living Space, unless otherwise approved by the Architectural Control Committee.

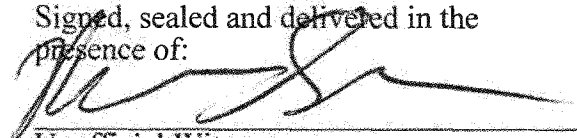
5. **Amendment of Article VI to add Section 6.30(c).** The Protective Covenants set forth in the Declaration of Covenants, Conditions, Restrictions and Easements are hereby modified and amended with respect to the lots or parcel comprising the Subdivision (as defined herein) by amending Article VI to add Section 6.30(c) as follows:

- (c) **Section D Landscaping Requirements.** The builder, contractor, or owner of each residential lot shall, as a minimum, plant ornamental trees, plants and shrubs as follows: At least two (2) caliper tress in the front yard, each having a minimum diameter of at least one and one-half (1 ½) inches at a pint eighteen (18) inches from ground level; at least three (3) ornamental bushes or trees in the front yard, each having a minimum height of four (4) feet; and a minimum of fifteen (15) shrubs installed in the front yard. Additionally, the front yard and side yards shall be sodded and equipped with an underground, automatic irrigation system. Rear yard of each

lot shall be sodded and equipped with an underground, automatic irrigation system for a distance of no less than ten (10) feet behind the rear of the house.

6. **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.

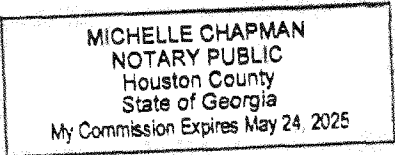
IN WITNESS WHEREOF, the undersigned have set their hand and seal to this instrument, or have caused same to be executed by its duly authorized representatives, as of the day and year first above written.


Signed, sealed and delivered in the presence of:

Unofficial Witness


ALEXIS INVESTMENTS, LLC

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


Notary Public



Signed, sealed and delivered in the presence of:

Unofficial Witness

ASIL GROUP, LLC

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


Notary Public

