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Cross-reference with Deed Book 1331, Page 66
and Deed Book 1760, Page 1779

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Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 4800995255,

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS
ESTABLISHING AND PROVIDING FOR HAYNE'S STATION COMMUNITY
ASSOCIATION, INC.

WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for Hayne's Station Community Association, Inc. dated January 20, 2012, is recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Deed Book 1331, Page 66-82, as subsequently amended ("Declaration"); and

WHEREAS, COEL Development Co., Inc. reserves unto itself, its successors and assigns, the right to amend the Declaration or any portion thereof as it may deem necessary because lots remain to be sold and, as such, the rights to amend have not been assigned to the Association; and

WHEREAS, COEL Development Co., Inc. desires to amend the Declaration; and

NOW, THEREFORE, for One & 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COEL Development Co., Inc. does hereby amend the Declaration by deleting Article V, Covenants and Assessments, Section 1 in its entirety and replacing it with the following enumerated provisions and restrictions.

Section 1. Creation of Lien and Personal Obligations of Assessments. The Company covenants, and each Owner of any Residential Lot or Family Dwelling Unit, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to all the terms and provisions of this Declaration and to pay to the Association the following sums, hereinafter referred to in this Section, collectively and individually, as the "Assessments": (1) A one-time initiation fee of \$250.00, effective January 1, 2023; (2) regular annual assessments or charges; and (3) special assessments or charges for the purposes set forth in this Article, such assessments to be fixed, established and collected from time to time as hereinafter provided. The Assessments together with interest and cost of collection shall be a charge and continuing lien on the real property and its improvements against which the Assessments are made. The Assessments together with interest and cost of collection shall also be the personal obligation of the Owner of the real property at the time when the Assessments first became due and payable. In the case of co-ownership of a Residential Lot or Family Dwelling Unit, all co-owners shall be jointly and severally liable for the entire amount of the Assessments.

This Amendment is made and entered into this 22nd day of November, 2022.

Sworn to and subscribed
Before me this 22nd day of
November, 2022.

COEL Development Co., Inc.

Rebecca Ellis
Witness

Bill Beazley
Bill Beazley
As its: Managing Member

[Signature]
Notary Witness

Attest: [Signature] [Signature]
As its: Secretary
(Corporate Seal)

