

Hattie Holmes Sullivan

Clerk of Superior Court, Augusta-Richmond County, GA

eFile Participant IDs: 4800995255,

Return To:

Wright McLeod, Attorneys at Law

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LC

STATE OF GEORGIA)

COUNTY OF RICHMOND)

**AMENDMENT TO THE DECLARATION OF RIGHTS, RESTRICTIONS,
AFFIRMATIVE OBLIGATIONS, AND CONDITIONS APPLICABLE TO HAYNE'S
STATION**

WHEREAS, the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Hayne's Station Phase One dated January 20, 2012 is recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Deed Book 1331, Pages 51-65, as amended, and

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, Pages 66-82, as amended (collectively the "Declarations"); and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. (collectively the "Developer") reserve unto themselves, their successors and assigns, the right to amend the Declarations or any portion thereof as they may deem necessary because all lots have not been sold and the rights to amend have not been assigned to the Association; and

WHEREAS, the Developer desires to amend the Declarations; and

Cross Reference: Deed Book 1331, Page 51
Deed Book 1331, Page 66

WHEREAS, pursuant to the powers reserved, the Developer desires to subject the property hereinafter known as Hayne's Station Section 14 to the Declarations, said property being described as follows:

All those lots or parcels of land, situate, lying and being in the State of Georgia, County of Richmond, Hayne's Station, Section 14, and being shown and designated as Lots 1-45 of Block CC, Lots 1-17, of Block DD, Lots 1-11, of Block EE, Lots 1-13, of Block FF, Lots 1-8, of Block HH; and any Common Areas as shown on a plat prepared by Cranston Engineering Group, P.C., dated March 7, 2023, last revised March 31, 2023, and recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Plat Book 18, Page 110; reference being made to said plat for a more complete and accurate description of the metes, bounds, and location of said property.

The Declarations are hereby ratified and shall remain in full force and effect except to the extent inconsistent with the amendments set forth herein.

This Amendment is made and entered into this 12 day of July, 2023.

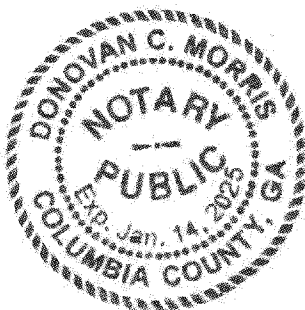
Sworn to and subscribe before me

This 12 day of July, 2023.

Witness

Notary Public

My Commission Expires: 1/14/25



COEL Development Co., Inc.

Bill Beazley
As its: President

Stephen Beazley Builders, Inc.

Stephen Beazley
As its: President