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LC

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

2017052703



COVE 1608 Pg 2242

Filed and Recorded:

12/16/2017 9:20:36 AM

Hattie Holmes Sullivan
Clerk of Superior Court
Augusta Richmond County,

Recording Fee: \$14.00

**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 subsequently amended; and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. reserve unto itself, its successors and assigns, the right to amend this Declaration or any portion thereof as it may deem necessary because all lots have not been sold and the rights to amend have not been assigned to the Association; and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. desire to amend the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Hayne's Station Phase One, as subsequently amended; 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. and Stephen Beazley Builders, Inc. does hereby amend the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Hayne's Station Phase One dated January 20, 2012 by adding the following as Article III, Section 12:

Cross Reference: Deed Book 1331, Page 51

Article III.

12. Leasing of Premises. Lots may be rented only in their entirety. Renting of a single room, rooms, floor or floors, or other areas within a dwelling that is less than all of the structure or Lot is strictly prohibited. All leases shall be in writing and for a term of at least one (1) year. In the event a court of competent jurisdiction rules that the above prohibition against leasing for less than one year is unenforceable, then a property may not be leased for a term of less than is ruled by the court to be legally enforceable. The intent of this provision is to strictly prohibit boarding houses, individual room renting, or renting for a short duration any portion of a Lot or dwelling. A short duration shall be intended to be defined as any term less than one year that is legally enforceable, i.e. days, weeks or months. **All leases shall be in writing and shall disclose that the tenants and all occupants of the leased Lot are bound by and obligated to comply with the Governing Documents. However, the Governing Documents shall apply regardless of whether such a provision is specifically set forth in the lease.** Within 10 days of a lease being signed, the Owner of the leased Lot shall notify the Board or the Association's managing agent of the lease and provide any additional information the Board may reasonably require. The Owner must give the tenant copies of the Governing Documents. In addition to, but consistent with this subsection, the Association or the Board may adopt Rules governing leasing. Subleasing is prohibited.

Notwithstanding the foregoing, no minimum lease term shall prevent an Owner from leasing his or her Unit for a period of two weeks or less during the Masters Golf Tournament.

The Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Hayne's Station Phase One 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 6 day of Dec, 2017.

Sworn to and subscribe before me

This 6 day of Dec, 2017.

[Signature]

Witness

[Signature]

Notary Public

My Commission Expires: 1-16-21



COEL Development Co., Inc.

[Signature]

Bill Beazley
As its: President

Stephen Beazley Builders, Inc.

[Signature]

Stephen Beazley
As its: President