

Return to:
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Evans, GA 30809

Cross-reference with: Deed Book 10054, Page 28
Deed Book 10054, Page 5

Deed Doc: COVE
Recorded 02/23/2022 10:42AM

CINDY MASON
Clerk Superior Court, COLUMBIA
County, Ga.
Bk 14126 Pg 0098-0099
Penalty: \$0.00
Interest: \$0.00
Participants: 4800995255
\$(PT61)

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

**AMENDMENT TO THE DECLARATION OF RIGHTS, RESTRICTIONS,
AFFIRMATIVE OBLIGATIONS AND CONDITIONS APPLICABLE TO KELARIE,
PHASE 1A**

WHEREAS, the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Kellarie, Phase 1A, dated October 6, 2015, is recorded in the Office of the Clerk of the Superior Court of Columbia County, Georgia, in Deed Book 10054, Page 5, as amended, and WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for Kellarie Community Association, Inc., dated October 6, 2015, is recorded in the Office of the Clerk of Superior Court of Columbia County, Georgia, in Deed Book 10054, Pages 28-53, as amended (collectively the "Declarations"); and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. reserved 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

WHEREAS, pursuant to the powers reserved, the Developer desires to subject the property hereinafter known as Kellarie – Section 5B to the Declarations, said property being described as follows:

All those lots or parcels of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Columbia, and being shown and designated as Lots 1-33, inclusive in Block L; and Lots 1-28, inclusive in Block M; of Kellarie Subdivision, Section 5B and any Common Areas on a plat prepared by Cranston Engineering Group, P.C., dated September 24, 2020, last revised September 25, 2021, and recorded January 20, 2022, in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Plat Book E2022, Page 27. 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 21st day of February, 2022.

Signed, sealed, and delivered in the presence of:

Madison Odom

Witness

[Signature]

Notary Public

My Commission Expires: 02/04/2031

(Notarial Seal)



COEL Development Co., Inc.

[Signature]

By: Bill Beazley

As Its: President

(Corporate Seal)

Stephen Beazley Builders, Inc.

[Signature]

By: Stephen Beazley

As Its: President

(Corporate Seal)