

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

Deed Doc: COVE
Recorded 01/29/2024 02:43PM

CINDY MASON
Clerk Superior Court, COLUMBIA
County, Ga.
Bk 15031 Pg 0224-0225
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 Kelarie, 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 Kelarie 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

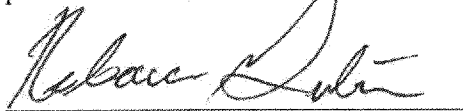
WHEREAS, pursuant to the powers reserved, the Developer desires to subject the property hereinafter known as Kelarie – Section 7 to the Declarations, said property being described as follows:

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 1-13, inclusive in Block R; Lots 29-33, inclusive in Block M; Lots 9-42, inclusive in Block I; Lots 12-24, inclusive in Block K; and Lots 1-16, inclusive in Block Q of Kellarie Subdivision, Section 7 and any Common Areas on a plat prepared by Cranston Engineering Group, P.C., dated August 21, 2023, and recorded January 17, 2024, in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Plat Book E2024, Pages 14-16. Reference being made to said plat for a more complete and accurate description of the metes, bounds, and location of said property.

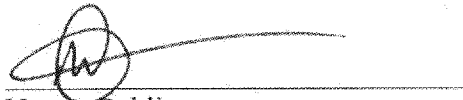
The Declarations are hereby ratified and shall remain in full force and effect except to the extent inconsistent with the amendments set forth herein.

This Amendment is made and entered into this 29th day of January, 2024.

Signed, sealed, and delivered in the presence of:



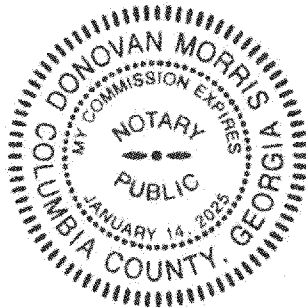
Witness



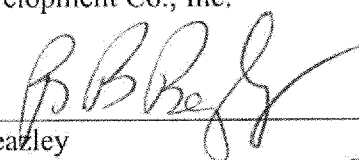
Notary Public

My Commission Expires: 1/14/25

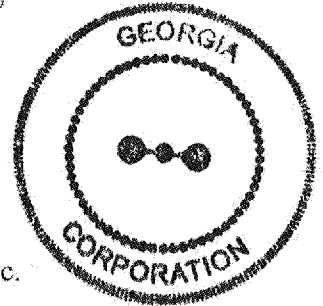
(Notarial Seal)



COEL Development Co., Inc.


By: Bill Beazley
As Its: President

(Corporate Seal)



Stephen Beazley Builders, Inc.


By: Stephen Beazley
As Its: President

(Corporate Seal)

