

Deed Doc: COVE
Recorded 05/03/2024 09:22AM

After Recording Return to:

Wright McLeod Attorneys at Law
6004 Evans Town Center Blvd.
Evans, GA 30809
MCW/lc

CINDY MASON
Clerk Superior Court, COLUMBIA
County, Ga.
Bk 15140 Pg 0166-0168
Penalty: \$0.00
Interest: \$0.00
Participants: 4800995255
\$(PT61)

STATE OF GEORGIA)

Cross Ref: Book 14814, Pages 160-185

COUNTY OF COLUMBIA)

AMENDED AND RESTATED DECLARATION OF PROTECTION COVENANTS AND
RESTRICITONS ESTABLISHING AND PROVIDING FOR MISTY MEADOWS
COMMUNITY ASSOCIATION, INC.

WHEREAS, on July 13, 2023, Declarant filed for record a Declaration of Covenants and Restrictions Establishing and Providing for Misty Meadows Community Association, Inc. (the "Declarations") for COEL Development Co., Inc., and Stephen Beazley Builders, Inc. (the "Company"), which are recorded in the Office of the Clerk of Superior Court for Columbia County, Georgia in Book 14814, at pages 160-185 and which have been subsequently amended;

and

WHEREAS, pursuant to and in accordance with the provision of Article VIII, Section 2 of the Declarations, the Company amends the Declarations on 2 day of May, 2024.

NOW, THEREFORE, for One & 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged; the Company does hereby amend the Declarations as follows:

The Company does hereby amend the Declarations by revising Article V, Section 1 by lowering the one-time initiation fee from \$500.00 to \$350.00. Article V, Section 1 shall read as follows:

"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 the Association: (1) A one-time initiation fee of \$350.00, such fee is subject to be adjusted from time to time at the discretion of the Board of Directors; (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 regular annual assessment and special assessments together with such interest thereon and cost of collection therefore as hereinafter provided, shall be a charge and continuing lien on the real property and

improvements thereon against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the Owner of such real property at the time when the assessment first became due and payable. In the case of co-ownership of a Residential Lot or Family Dwelling Unit, all of such co-owners shall be jointly and severally liable for the entire amount of assessment."

The Company does hereby amend the Declarations by revising Article V, Section 4 (a) by lowering the maximum regular annual assessment from \$800.00 to \$515.00. Article V, Section 4 (a) shall read as follows:

"The maximum regular annual assessment shall be the sums calculated in accordance with the following schedule as may be increased in each instance by an inflation adjuster as set forth in this Article V, Section 4 (f) or as may be increased as herein otherwise provided:

<u>Property Type</u>	<u>Maximum Regular Annual Assessment</u>
Single Family Homes	\$515.00"

This Amendment is made and entered into this 2 day of May, 2024.

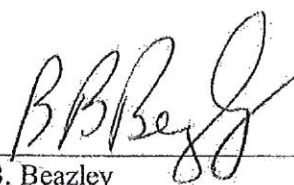
Signed, sealed and delivered in the

COEL DEVELOPMENT CO., INC.

presence of:



Witness



By: Bill B. Beazley
As its President.



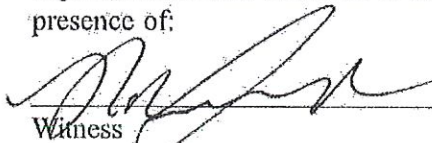
Notary Public
My Commission Expires: 1/14/25

(Notarial Seal)



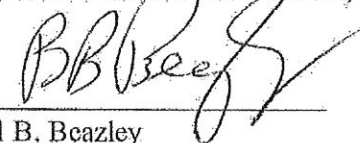
(Corporate Seal)

Signed, sealed and delivered in the
presence of:

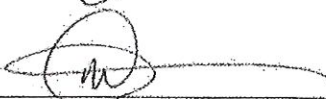


Witness

STEPHEN BEAZLEY BUILDERS, INC.

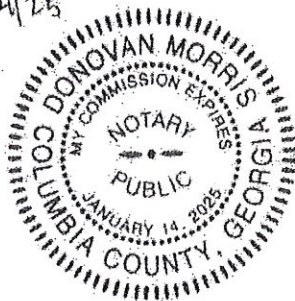


By: Bill B. Beazley
As its Secretary



Notary Public
My Commission Expires: 1/14/25

(Notarial Seal)



(Corporate Seal)