

Return to:
COEL Development Co., Inc.
7009 Evans Town Center Blvd.
Evans, GA 30809

Book 01421:1219 Augusta - Richmond County
2013052255 12/04/2013 10:39:57.01
\$20.00 DECLARATION RESTRICTIVE COVENA

2013052255 Augusta - Richmond County

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

DEC 14 2013

AMENDMENT TO COVENANTS, RESTRICTIONS,
EASEMENTS AND COMMUNITY ASSOCIATION PERTAINING TO THE
SOUTHAMPTON SUBDIVISION, SECTION ONE, SECTION III,
SECTION FOUR-A, SECTION IVB AND V

This Amendment to those Covenants, Restrictions, Easements and Community Association Pertaining to the Southampton Subdivision, Section One, Section III, Section Four-A, Section IVB and V, and all Amendments thereto, is made and published on this 3rd day of December, 2013 by COEL Development Co., Inc., and Stephen Beazley Builders, Inc., Georgia Corporations ("Developer").

WITNESSETH:

WHEREAS, Developer, by Covenants, Restrictions, Easements, and Community Association dated November 6th, 2007, recorded in the Office of the Clerk of Superior Court Richmond County, Georgia in Deed Book 01151, Pages 0656-0689 did publish and declare certain Protective Covenants regarding Southampton Subdivision, Section One and Section Four-A; and

WHEREAS, Developer, caused said Covenants, Restrictions, Easements and Community Association to be amended by the Amendment dated June 3rd, 2008, recorded in the Office of the Clerk of Superior Court Richmond County, Georgia in Deed Book 01178, Pages 1679-1680 subjecting Section IVB and V of Southampton Subdivision to said Covenants, Restrictions, Easements and Community Association; and

WHEREAS, Developer, caused said Covenants, Restrictions, Easements and Community Association to be amended by the Amendment dated August 31st, 2009, recorded in the Office of the Clerk of Superior Court Richmond County, Georgia in Deed Book 01230, Pages 1354-1356 subjecting Section III of Southampton Subdivision to said Covenants, Restrictions, Easements, and Community Association; and

WHEREAS, Developer desires to amend certain provisions of the aforementioned Covenants and Amendments hereto;

NOW THEREFORE, Article V, Section 3(b) is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

Article V, 3(b). Application of "Maximum Assessment"

(b) Property shall not be classified for purposes of these Covenants and these regular annual assessments as a Residential Lot or Family Dwelling Unit until the first day of the calendar year following the year, in which such Property meets the requirements of one of the categories, excepting that homes closing during the year will pay a pro-rated amount of the assessment of that year. For purposes of determining assessments, real property shall be deemed to be improved only after the improvements being constructed thereon are determined by the Board of Directors of the Association to be substantially complete. Lots owned by the company shall not be assessed until the home is sold, leased or occupied. Builders of pre-sold or speculative homes shall not have use of any community amenities.

Developer does hereby amend the Covenants, Restrictions, Easements, and Community Association applicable to Southampton Subdivision, Section I, and all Amendments thereto, by amending Article V, Section 3(b) as set forth above.

EXCEPT as specifically modified herein, the Covenants, Restrictions, Easements, and Community Association and all Amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the said Declarants cause these presents to be executed, under seal, by their duly authorized officers the day and year first above written.

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 3rd
DAY OF Dec., 2013.

COEL DEVELOPMENT CO., INC.

Joni Fader
Witness

Bob Regg
As Its: President

Joy T. Chambers
Notary Public

My Commission Expires: Jan. 17, 2017



STEPHEN BEAZLEY BUILDERS, INC.

Steve Beazley
As Its: President

Filed in this office:
Augusta - Richmond County
12/04/2013 10:39:57.01
ELAINE C JOHNSON
Clerk of Superior Court