

D: DEED B: 1933 P: 2754 COVE

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Doc # 2024020346 Pages: 2 Rec Fees: \$25.00

Cross Reference: Deed Book 1151, Page 656

Deed Book 1151, Page 676

Hattie Holmes Sullivan

Clerk of Superior Court, Augusta-Richmond County, GA

eFile Participant IDs: 4800995255,

Return To:
Wright McLeod, Attorneys at Law
6004 Evans Town Center Blvd.
Evans, GA 30809
ATTN: LC

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

**AMENDMENT TO THE DECLARATION OF RIGHTS, RESTRICTIONS,
AFFIRMATIVE OBLIGATIONS, AND CONDITIONS APPLICABLE TO
SOUTHAMPTON**

WHEREAS, the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Southampton Section One and Section Four-A, dated November 6, 2007, is recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Deed Book 1151, Pages 676-688, as amended, and WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for Southampton Community Association, Inc., dated November 6, 2007, is recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Deed Book 1151, Pages 656-675, as amended (collectively the "Declarations"); and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. (collectively the "Developer") reserve unto itself, its successors and assigns, the right to amend the Declarations 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, the Developer desires to amend the Declarations; and

Cross Reference: Deed Book 1151, Page 656
Deed Book 1151, Page 676

NOW THEREFORE, pursuant to the powers reserved, the Developer desires to subject the property hereinafter known as Southampton, Section 11 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 Richmond, being shown and designated as Lots G15-G68; Lots S1-S23; Lots J3-J9; and Lots O2-O8 of Southampton Subdivision, Section 11 and any Common Areas on a plat prepared by Southern Partners, Inc., dated January 25, 2023, last revised July 3, 2024, and recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Plat Book 19, Pages 167-168. 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.

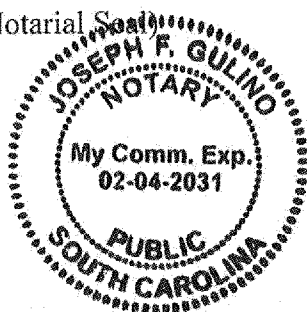
This Amendment is made and entered into this 20th day of July, 2024.

Signed, sealed and delivered in the presence of:

Carolyn Smith
Unofficial Witness

[Signature]
Notary Public
My commission expires: 2/4/2031

(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)

