

UPON RECORDING RETURN TO:
Huntington Shoals Community Association, Inc.
Attn: Steve West
PO Box 7833
Athens, Georgia 30604

QHA File No. 221219

Cross Reference: Deed Book 2434, Page 472

AFFIDAVIT ACCOMPANYING
AMENDED PROTECTIVE COVENANTS

STATE OF GEORGIA
COUNTY OF ATHENS-CLARKE

Personally, appeared before the undersigned officer duly authorized to administer oaths, **STEVE WEST and REBECCA HENRY** (the "Affiants"), who after being duly sworn does depose and state upon oath as follows:

Affiants are Officers of the Board of Directors for Huntington Shoals Community Association, Inc. (the "Association"), and serve in the roles of President, Treasurer or Secretary of the Association;

A proposal was made to amend the Protective Covenants for Huntington Shoals Subdivision (the "Declaration"), being recorded in the Office of the Clerk of the Superior Court of Athens-Clarke County, Georgia at Deed Book 2434, Page 472, by the Association on behalf of the property owners of record (the "Members");

The amendment resolved to amend the Declaration so as to add certain provisions that proposed additional neighborhood conditions and restrictions and availed the association of additional enforcement powers and authorities;

A duly authorized meeting was held to vote on the proposed amendment, of which sufficient notice was given, at which a voting quorum was present and at which the Lot Owners voted directly or by proxy;

Such amendment proposal was voted on and approved by 2/3 of the Lot Owners in accordance with the Declaration and the Georgia Property Owners Association Act and all signatures or records evidencing such are maintained by the Association;

That Affiants say on oath that such agreement by the Lot Owners has been lawfully obtained and the conditions specified in the Declaration and the Georgia Property Owners Association Act have been met and the Board of Directors has approved and adopted such measures and has resolved to record such Amendment evidencing this agreement and the changes contained therein in the real estate records of Athens-Clarke County, Georgia in accordance with the Declaration and the Georgia Property Owners Association Act, with this affidavit being recorded simultaneously therewith;

Affiant's attention has been directed to the fact that the within affidavit will be relied upon by the Association, current and future Lot Owners, Quarterman, Hodson, Triplett & Leach, PC, by prospective purchaser(s), broker(s), lender(s), attorney(s) or anyone inspecting title matters related to property subject to the Declaration. The Undersigned, under penalty of perjury, does hereby warrant and swear under oath, that the facts set forth herein are true and accurate and the Undersigned Affiant does hereby indemnify and hold harmless Quarterman, Hodson, Triplett & Leach, PC, prospective purchaser(s) and broker(s) for loss and damages incurred by same in the event of loss caused by any information herein proving to be false, misleading or inaccurate.

Executed this the 23 day of February, 2023.

Sworn to and Subscribed before me,
this the 23 day of Feb, 2023.

Huntington Shoals Community Association, Inc.

By: Steve West (SEAL)
STEVE WEST, President

Attest: Rebecca Henry (SEAL)
REBECCA HENRY, Treasurer

Yanika Fyost
Witness
[Signature]
Notary Public

