

BK50533 PG0055

SWEETBRIAR CROSSING HOMEOWNER'S ASSOCIATION

301691

**SWEETBRIAR CROSSING - UNIT I
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

AMENDMENT III

John White, President

Samuel Ameyaw, Vice President

Peggy Shivers, Secretary

Lynne Walls, Treasurer

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
2011 FEB -8 PM 3:26
TOM LAWLER, CLERK

Note: This document is cross-referenced with

**SWEETBRIAR CROSSING - UNIT I
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

Recorded October 25, 1995
BK11893 PG0053 through PG0060

Please return to

Lynne Walls, Treasurer
Sweetbriar Crossing Homeowners Association
3838 Briarstone Cove
Snellville, GA 30339
678 344-9661

0010948

SWEETBRIAR CROSSING - UNIT I

DECLARATION OF
COVENANTS, CONDITIONS & RESTRICTIONS

AMENDMENT NO. III
(Supersedes Amendment I)

ARTICLE I
Definitions

Section 1. Rental property – property that is rented, leased, or leased-to-purchase *by the owner of the property to any other party, including, but not limited to, family members. In addition, if any homeowner is not residing in the home but allowing a third party, including family member(s), to remain in the home for a period in excess of thirty (30) days, regardless of whether or not the homeowner is receiving consideration, the home is to be considered rental property.*

Section 2: "Board" means the officers of the Sweetbriar Crossing Homeowner's Association.

Section 3: "Secretary" means the Secretary of the Sweetbriar Crossing Homeowner's Association.

Section 4: "Association" means the Sweetbriar Crossing Homeowner's Association.

ARTICLE II
Restrictions and Covenants

Amendment III: Sweetbriar Crossing Subdivision allows no rental properties.

IN WITNESS THEREOF, the SWEETBRIAR CROSSING HOMEOWNER'S ASSOCIATION, has caused these presents to be executed this 7th day of February, 2011.

Executed and declared in the presence of:

Sweetbriar Crossing Homeowner's Association

David H. Pennell
Witness

John T. Wall
President

V. Pennell
Witness

Peggy J. Shivers
Secretary

Subscribed and sworn to before me this 7th
day of February, 2011.

Lynne R. Walls
Notary Public:



LYNNE R WALLS
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
My Commission Expires Jan. 3, 2015

BK50533 PG0057

This Amendment has been approved in writing by the written vote of two-thirds (2/3) of the members in good standing present at a special called meeting of Sweetbriar Crossing Homeowner's Association on November 30, 2010, in accordance with the voting requirements set forth in Amendment II, Article 32, of the Sweetbriar Crossing Declaration of Covenants, Conditions, and Restrictions.

This document is cross-referenced with: SWEETBRIAR CROSSING - UNIT I
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
Recorded October 25, 1995
BK 11893 PG0053 through PG0060