

Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA

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After recording, please return to:

Coulter & Sierra, LLC
1770 Indian Trail Road, Suite 440
Norcross, GA 30093
Attn.: KMK

STATE OF GEORGIA
COUNTY OF GWINNETT

Cross Reference: Deed Book: 42690
Page: 12

**SUPPLEMENTAL MASTER DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR NORCROSS DOWNTOWN**

THIS SUPPLEMENTAL MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR NORCROSS DOWNTOWN ("Supplemental Declaration"), is made this 18 day of May 2022, by the undersigned Owners of Common Area and Units in the Park at Norcross Station Subdivision ("Owners"), UNITED FAMILY HOMES, LLC, a Georgia limited liability company ("Declarant"), and SEVEN NORCROSS RESIDENTIAL ASSOCIATION, INC., a Georgia nonprofit corporation ("Association").

WITNESSETH:

WHEREAS, Norcross Downtown, LLC, a Georgia limited liability company, recorded that certain Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Norcross Downtown on May 10, 2005, in Deed Book 42690, Page 12, *et seq.*, of the Gwinnett County, Georgia land records (hereinafter, as may be amended and/or supplemented from time to time, the "Declaration"); and

WHEREAS, United Family Homes, LLC assumed and was assigned all Declarant rights pursuant to that certain Assignment and Assumption of Declarant Rights, which was recorded on March 8, 2018, in Deed Book 55745, Page 652, *et seq.*, of the Gwinnett County, Georgia land records; and

WHEREAS, the Association is a nonprofit corporation organized under the Georgia Nonprofit Corporation Code to be the Association named in the Declaration to have the power and authority set forth therein; and

WHEREAS, pursuant to Article 2, Section 2.4 of the Declaration, upon the written consent of: (a) the owner(s) thereof; (b) the Declarant; and (c) the Owners of at least two-thirds (2/3) of the Units, the Association may annex real property to the provisions of the Declaration and the jurisdiction of the Association by filing for record in the Office of the Clerk of Superior Court of Gwinnett County, Georgia a Supplementary Declaration describing the property being annexed; and

WHEREAS, Owners are the owners of the real property described in composite Exhibit "A" attached hereto and have consented to annex such real property to the provisions of the Declaration; and

WHEREAS, Declarant has consented to annex the real property described in composite Exhibit "A" attached hereto to the provisions of the Declaration; and

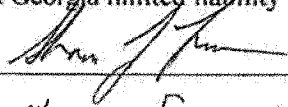
WHEREAS, Owners of at least two-thirds (2/3) of the Units have also consented to annex the real property described in composite Exhibit "A" attached hereto to the provisions of the Declaration.

NOW, THEREFORE, pursuant to the powers retained in the Declaration under Article 2, Section 2.4, and in accordance with the provisions of that Section, Owners, the Declarant, and the Association hereby subject all those tracts or parcels of land described on Exhibit "A" attached hereto and by this reference incorporated herein to the provisions of the Declaration. Such real property shall be sold, transferred, used, conveyed, occupied, and encumbered pursuant to the provisions of the Declaration, all of which shall run with title to such real property and shall be binding upon all persons having any right, title or interest in such real property, their respective heirs, legal representatives, successors, successors-in-title and assigns.

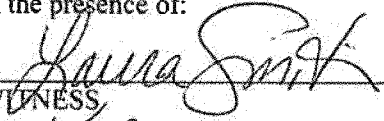
[SIGNATURES BEGIN ON THE FOLLOW PAGE]

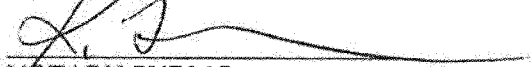
IN WITNESS WHEREOF, the undersigned hereby certify that this Supplemental Declaration was properly approved on the date first written above.

OWNER OF COMMON AREA: **DOGWOOD SOLUTIONS & DESIGN, LLC,**
a Georgia limited liability company

By: 
Name: Shaun Francis
Its: Secretary

Signed, sealed, and delivered
in the presence of:


WITNESS

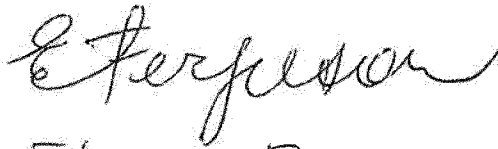

NOTARY PUBLIC


My Commission Expires:

[AFFIX NOTARY SEAL]

Kathleen Frances Driscoll
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 06/18/2023

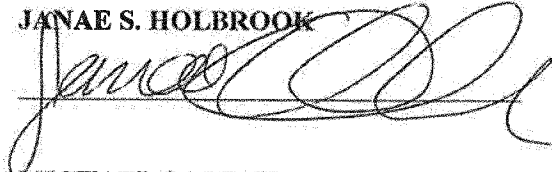
[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]


Elena Ferguson
5/3/2022

 5/3/2022
Kathleen Frances Driscoll
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 06/18/2023

OWNERS OF UNIT 1:

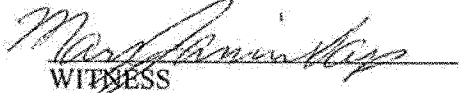
JANAE S. HOLBROOK



MICHAEL SAGE, JR.

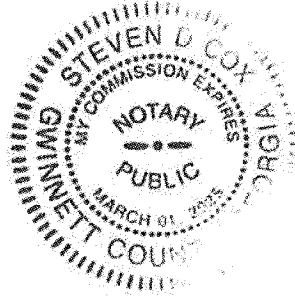


Signed, sealed, and delivered
in the presence of:


WITNESS
NOTARY PUBLIC

My Commission Expires: 3/1/25

[AFFIX NOTARY SEAL]



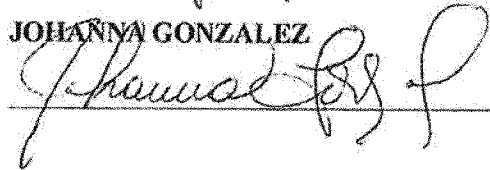
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OWNERS OF UNIT 2:

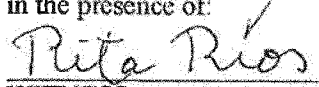
GUSTAVO GONZALEZ



JOHANNA GONZALEZ



Signed, sealed, and delivered
in the presence of:



WITNESS

NOTARY PUBLIC

My Commission Expires: 04/26/2024

[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

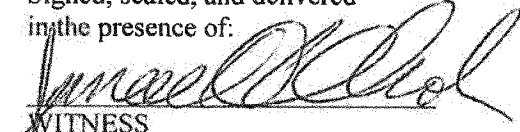
Veronica Dodd
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 04/26/2024

OWNER OF UNIT 3:

MARK WINDELL



Signed, sealed, and delivered
in the presence of:



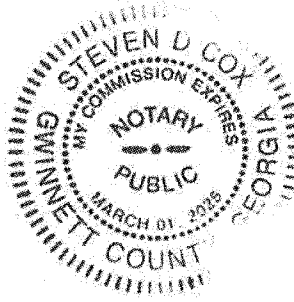
WITNESS



NOTARY PUBLIC

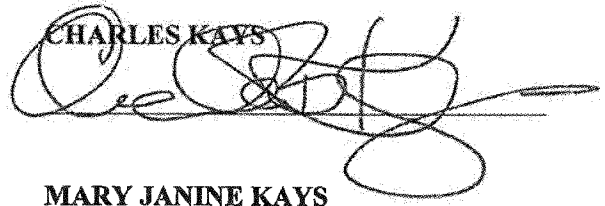
My Commission Expires: 3/1/25

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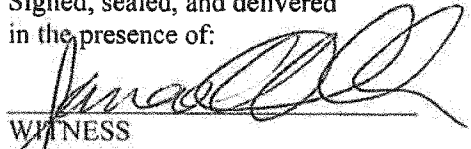
[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

OWNERS OF UNIT 4:

CHARLES KAYS


MARY JANINE KAYS

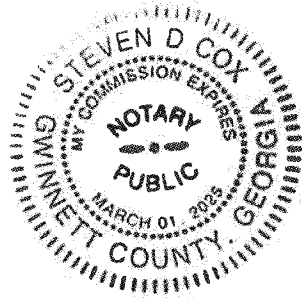

Signed, sealed, and delivered
in the presence of:


WITNESS


NOTARY PUBLIC

My Commission Expires: 3/1/25

[AFFIX NOTARY SEAL]



[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

OWNERS OF UNIT 5:

JOSEPH THOMAS WILLIAMS

J. Williams

ANGELA BROWN WILLIAMS

Angela Brown Williams

Signed, sealed, and delivered
in the presence of:

[Signature]

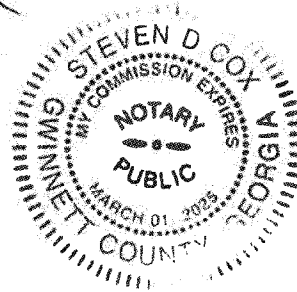
WITNESS

[Signature]

NOTARY PUBLIC

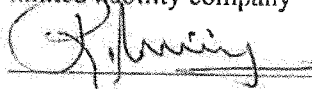
My Commission Expires: 3/1/25

[AFFIX NOTARY SEAL]



[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

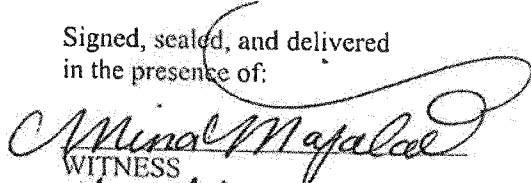
DECLARANT: UNITED FAMILY HOMES, LLC, a Georgia
limited liability company


By: 

Name: RAMAKRISHNAN SRINIVASAN

Its: UNITED FAMILY HOMES LLC

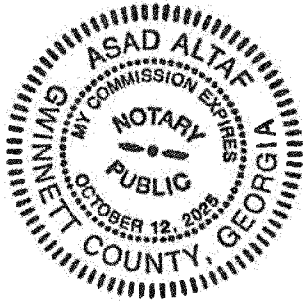
Signed, sealed, and delivered
in the presence of:


WITNESS
Mina Mojatal


NOTARY PUBLIC

My Commission Expires: 10/12/2025

[AFFIX NOTARY SEAL]



[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

ASSOCIATION: SEVEN NORCROSS RESIDENTIAL
ASSOCIATION, INC., a Georgia nonprofit
corporation

By: *[Signature]*

Name: PAT EIDT

Title: President

Attest: *[Signature]*

Name: April M. Caltabiano

Title: Secretary

Signed, sealed, and delivered
in the presence of:

[Signature]

WITNESS

[Signature]

NOTARY PUBLIC

My Commission Expires:

4-20-26

[AFFIX NOTARY SEAL]

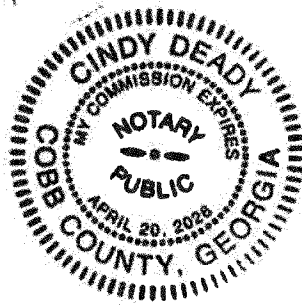


EXHIBIT "A"
Page 1 of 6

LEGAL DESCRIPTION
370 THRASHER STREET (TOTAL LOT INCLUDING COMMON AREA)

ALL THAT TRACT OR PARCEL OF LAND lying and being Land Lot 243; 6th District; City of Norcross; Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE on a point at the rights-of-way intersection of the southwestern right-of-way line for Autrey Street (30' R/W) with the northwesterly right-of-way line for Thrasher Street (40' R/W); THENCE along said northwesterly right-of-way line for Thrasher Street, in a southwesterly direction, a distance of 310.93 feet to a 1/2-inch rebar found, said rebar being the POINT OF BEGINNING. THENCE along said right-of-way line South 53 degrees 58 minutes 12 seconds East, a distance of 3.17 feet to a 5/8-inch rebar set; THENCE continuing along said right-of-way line South 41 degrees 44 minutes 49 seconds West, a distance of 113.97 feet to a 1/2-inch rebar found; THENCE leaving said right-of-way line North 53 degrees 58 minutes 56 seconds West, a distance of 217.99 feet to a 1/2-inch rebar found; THENCE North 41 degrees 39 minutes 14 seconds East, a distance of 114.09 feet to a 5/8-inch rebar set; THENCE South 53 degrees 58 minutes 12 seconds East, a distance of 215.00 feet to an aforementioned 1/2-inch rebar found on the northwesterly right-of-way line for Thrasher Street, said rebar being the POINT OF BEGINNING.

Said tract or parcel of land contains 0.568 acres, or 24,755 square-feet, more or less.

EXHIBIT "A"
Page 2 of 6

LEGAL DESCRIPTION
370 THRASHER STREET UNIT 1

All that tract or parcel of land lying and being in Land Lot 243 of the 6th District, Gwinnett County, Georgia, being Unit 1, Park at Norcross Station Subdivision, as per plat recorded in Plat Book 153, Page 18, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference and made a part of this description.

EXHIBIT "A"
Page 3 of 6

LEGAL DESCRIPTION
370 THRASHER STREET UNIT 2

All that tract or parcel of land lying and being in Land Lot 243 of the 6th District, Gwinnett County, Georgia, being Unit 2, Park at Norcross Station Subdivision, as per plat recorded in Plat Book 153, Page 18, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference and made a part of this description.

EXHIBIT "A"
Page 4 of 6

LEGAL DESCRIPTION
370 THRASHER STREET UNIT 3

All that tract or parcel of land lying and being in Land Lot 243 of the 6th District, Gwinnett County, Georgia, being Unit 3, Park at Norcross Station Subdivision, as per plat recorded in Plat Book 153, Page 18, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference and made a part of this description.

EXHIBIT "A"
Page 5 of 6

LEGAL DESCRIPTION
370 THRASHER STREET UNIT 4

All that tract or parcel of land lying and being in Land Lot 243 of the 6th District, Gwinnett County, Georgia, being Unit 4, Park at Norcross Station Subdivision, as per plat recorded in Plat Book 153, Page 18, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference and made a part of this description.

EXHIBIT "A"
Page 6 of 6

LEGAL DESCRIPTION
370 THRASHER STREET UNIT 5

All that tract or parcel of land lying and being in Land Lot 243 of the 6th District, Gwinnett County, Georgia, being Unit 5, Park at Norcross Station Subdivision, as per plat recorded in Plat Book 153, Page 18, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference and made a part of this description.