

Mail:
Princeton Homeowners
Association
P.O. Box 172
Murrayville, GA 30564

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AFTER RECORDING PLEASE RETURN TO:
Hulsey, Oliver and Mahar, LLP
P.O. Box 1457
Gainesville, GA 30503
ATTENTION: Paul B. Smart

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GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 6196
PAGE (S) 661-668 THIS 29
DAY OF October 2007 AT 2:27pm
DWIGHT S. WOOD, CLERK BY mcr.

FIRST AMENDMENT TO
PRINCETON SUBDIVISION PROTECTIVE COVENANTS

Comes now, Highway 53 Properties, Inc., (the "Declarant"), by and through its duly authorized officers, and hereby files this its first amendment to Princeton Subdivision Protective Covenants ("Covenants") for Princeton subdivision, which Covenants are recorded at Deed Book 4440, Pages 536-541, Hall County, Georgia, Deed Records, and amends the Covenants as follows:

1.

Declarant hereby amends the sixth and seventh sentences of the first paragraph of that portion of the Covenants entitled "Princeton Homeowners Association," to delete said sentence in its entirety and to substitute thereof the following:

"Homeowners Association decisions shall be based upon the majority vote of a quorum of at least fifty five percent of Princeton homeowners, and or proxies, present at any given meeting. By this method all officers of the Princeton Homeowners Association shall be elected, or reelected, annually. A homeowner, by virtue of owning property subject to this declaration, shall be a member of the Princeton Homeowners Association, provided however, that any person or entity who holds any such interest merely as security for the performance of any obligation shall not be entitled to membership."

2.

Declarant hereby amends the last sentence of the first paragraph of that portion of the Covenants entitled "Princeton Homeowners Association," to delete said sentence in its entirety.

3.

Declarant hereby amends the third paragraph of that portion of the Covenants entitled "Princeton Homeowners Association," to delete said paragraph in its entirety and to substitute thereof the following:

"The primary purposes of the Association shall be (a) to enforce the provisions of the within declaration; (b) to preserve all common areas in their natural state; (c) to provide for the

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continued maintenance and preservation of the subdivision entrances; and (d) immediately assume all functions heretofore performed by Developer."

4.

Declarant hereby amends the last sentence of that paragraph of the Covenants entitled "Term," to delete said sentence in its entirety and to substitute thereof the following:

"During the term of these Covenants, they may be modified by a majority vote of the homeowners as described above, and shall only be effective upon recording thereof in the Office of the Clerk of Superior Court of Hall County, Georgia."

5.

Declarant hereby amends the second paragraph of the Covenants entitled "Severability," to delete said paragraph in its entirety and to substitute thereof the following:

"The Architectural Control Committee will be maintained by the Real Estate Agent until such time that homes are erected on all available lots in the Princeton subdivision."

6.

Without affecting the enforceability or effectiveness of the amendment stated at paragraphs 1 and 2, Declarant hereby surrenders any incidents of membership, including voting rights and assessments in the Princeton Homeowners Association to the homeowners of the Princeton subdivision, and consents to the formation and operation of said association, including the incorporation of said association as a non-profit corporation.

Except as expressly amended herein, the Covenants shall remain fully enforceable and effective as filed.

This 8 day of August, 2007

Highway 53 Properties, Inc.

By: William H Lathern Jr
William H. Lathern, Jr.
President

Attest: William L Early
William L. Early, M.D.
Secretary

Susan Lathern
Witness

Deborah Gee
Notary Public

My Commission expires:

PBS-6001/W096579

