

ASSOCIATION OF BAILEY FARMS, INC
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Clerk Superior Court, JACKSON Co., GA
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SUPERIOR COURT
JACKSON COUNTY GA
August 1, 2018
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CAMIE W THOMAS, CLERK

RE: AMENDMENT TO THE ASSOCIATION OF BAILEY FARMS, INC RESTRICTIVE COVENANTS

The Board of Directors of the Association of Bailey Farms, Inc., your homeowner's association, has determined that several revisions to the initial use restrictions and rules are necessary. The text of the changes is contained below, for your consideration. Please also refer to Section 10.2 of the Declaration of Covenants, Conditions, and Restrictions for Bailey Farms Subdivision, recorded on November 14, 2002 in Deed Book 28F, Page 630, *et seq.* of the official records of the Clerk of the Superior Court of Jackson County, Georgia, as supplemented from time to time, for the process under which these restrictions will be adopted.

The Amendments are as follows:

EXHIBIT "C"

Paragraph 2 clause (a) is deleted in its entirety and is replaced with the following paragraph

Restricted Activities.

The following activities are prohibited within the Community unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors: Any vehicle, boat, motorhome, trailer, or recreational vehicle, over 20 ft long, left upon ANY portion of the Community other than an enclosed garage for longer than five consecutive days, is subject to removal upon written notice from the Association to the Owner of such vehicle, boat, motorhome, trailer, or recreational vehicle, and the costs of such removal shall be an assessment against such Owner. Only one such vehicle per unit may be parked in a driveway.

EXHIBIT "C"

Paragraph 2, clause (n) is deleted in its entirety and is replaced with the following paragraph

Play Equipment. *Any construction, erection of or placement of anything permanent or temporary, on the outside portions of the Unit, whether such portion is improved or unimproved, is prohibited except as provided in Article IX of the Declaration. This includes walls, dog runs, animal pens, clotheslines, woodpiles, docks, piers and similar structures.*

Play equipment, swing sets and similar sports play equipment are allowed but must be in the back yard and must be approved by the ARC committee prior to placement. Basketball goals are allowed, but must be in the driveway, (not on the road) and placed so as to not disturb neighboring units.

Above-ground and in-ground swimming pools are allowed, but must be approved by the ARC committee, must comply with all state and local code requirements, must be in the back yard, must

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be surrounded by a six foot privacy fence, with no more than 4" between slates and no more than 4" between the ground and the bottom of the fence and must have a auto-latch mechanism.

a) Such action shall become effective unless disapproved at a meeting by Members representing at least 51% of the total Association votes and by Declarant, so long as Declarant owns any property described on Exhibit "A" or "B." The Board shall have no obligation to call a meeting of the Members to consider disapproval except upon petition of the Members as required for special meetings in the By-Laws.

b) Alternatively, the Members, at a meeting duly called for such purpose as provided in the By-Laws, may adopt rules which modify, cancel, limit, create exceptions to, or expand the use restrictions and rules previously adopted by a vote of Members representing at least 51% of the total votes in the Association.

Sandra Wimbish, Secretary
Association of Bailey Farms, Inc