

Return To:
Stuart R. Halpern
Weiner, Shearouse, Weitz, Greenberg & Shawe LLP
14 E. State Street
Savannah, Georgia 31401

Please Cross Reference:
Deed Book 313 Z, Page 624

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)


Doc ID: 031177150002 Type: COVE
Recorded: 07/20/2018 at 04:02:52 PM
Fee Amt: \$12.00 Page 1 of 2
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK **1405** PG **670-671**

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE 5**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SPRING LAKES, made and entered in this 16th day of July, 2018, by **NORTH GODLEY DEVELOPERS, INC.**, a Georgia corporation (“Declarant”), and **NORTH GODLEY INDUSTRIAL PARK, LLC**, a Georgia limited liability company (“Owner”).

WITNESSETH

WHEREAS, Declarant is the Declarant under that certain Declaration of Covenants, Conditions and Restrictions for Spring Lakes, dated September 25, 2006, filed for record on September 28, 2006 at 4:05 p.m., in Deed Book 313 Z, Page 624, in the Office of the Clerk of Superior Court of Chatham County, Georgia, together with all amendments, modifications, supplements, and restatements thereof (hereinafter collectively referred to as the “Declaration”);

WHEREAS, Owner is the owner of those certain parcels of real property located in the 8th G.M. District, City of Savannah, Chatham County, Georgia known as **Spring Lakes Subdivision, Phase 5**, the subdivision map of which is recorded in **Map Book 51, Page 466**, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, to which map reference is made for a more particular description of the property herein described (the “Additional Property”); and

WHEREAS, Declarant and Owner desire to add said Additional Property to the Declaration and to be a portion of the overall development known and designated as Spring Lakes.

NOW, THEREFORE, Declarant hereby declares, subject to the terms hereof, that the said Additional Property, together with such additions as may hereafter be made thereto shall be held, transferred, sold, conveyed and occupied subject to the Declaration, pursuant to Article III, Section 2 thereof.

[Signatures on the following page.]

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed under seal by their duly authorized representatives on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public



NORTH GODLEY DEVELOPERS, INC.,
a Georgia corporation

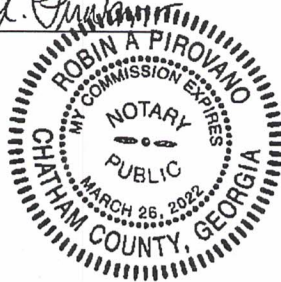
By: [Signature]
Name: JACK WARDLAW
Its: SECRETARY
(Company Seal)

IN WITNESS WHEREOF, Owner has caused this instrument to be executed under seal by their duly authorized representatives on the day and year first above written, for purposes of acknowledging and consenting to same.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public



NORTH GODLEY INDUSTRIAL PARK, LLC
a Georgia limited liability company

By: [Signature]
Name: JACK WARDLAW
Its: MANAGER
(Company Seal)

Doc ID: 031177160001 Type: QCD
Recorded: 07/20/2018 at 04:06:09 PM
Fee Amt: \$10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 1405 PG 672

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: Stuart R. Halpern
14 E. State Street
Savannah, Georgia 31401

STATE OF GEORGIA
COUNTY OF CHATHAM

QUITCLAIM DEED

THIS INDENTURE, made this 16th day of July, 2018, between NORTH GODLEY INDUSTRIAL PARK, LLC, as party of the first part, hereinunder called Grantor, and SPRING LAKES HOMEOWNERS ASSOCIATION, INC., as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto Grantee, the following described property, to-wit;

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District, City of Savannah, Chatham County, Georgia, being common areas of Spring Lakes Subdivision, Phase 5, and being designated as "Detention Pond 1", "Detention Pond 2", and those certain right-of-ways designated as "Lakepointe Drive" and "Mirror Lake Drive", all of which are shown on that certain Subdivision Map, entitled "SPRING LAKES SUBDIVISION, PHASE 5, A MAJOR SUBDIVISION OF A PORTION OF PHASE 2 OF TRACT K-2, FUTURE DEVELOPMENT AND DETENTION POND, SPRING LAKES SUBDIVISION, PHASE 3A & 3B, THE HIGHLANDS SUBDIVISION AT GODLEY STATION, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, STATE OF GEORGIA", prepared for North Godley Developers, Inc. by Coleman Company, Inc., dated April 17, 2018, and being recorded and Subdivision Map Book 51, Page 466, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, said map being incorporated herein by specific reference.

Subject, however, to all easements, restrictions, zoning ordinances and rights-of-way of record affecting subject property, if any.

TITLE HAS NOT BEEN EXAMINED NOR CERTIFIED BY THE PREPARER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns, so that neither Grantor nor any person or persons claiming under them shall have, claim or demand any right to the above-described property, or its appurtenances.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

NORTH GODLEY INDUSTRIAL PARK, LLC

By: _____
Jack Wardlaw, III, Manager

Signed, sealed and delivered
in the presence of:

Witness

Notary Public



Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: Stuart R. Halpern
14 E. State Street
Savannah, Georgia 31401


Doc ID: 031177170001 Type: WD
Recorded: 07/20/2018 at 04:07:07 PM
Fee Amt: \$12.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK **1405** Pg **673**

STATE OF GEORGIA
COUNTY OF CHATHAM

QUITCLAIM DEED

THIS INDENTURE, made this 16th day of July, 2018, between NORTH GODLEY INDUSTRIAL PARK, LLC, as party of the first part, hereinafter called Grantor, and SPRING LAKES HOMEOWNERS ASSOCIATION, INC., as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto Grantee, the following described property, to-wit;

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District, City of Savannah, Chatham County, Georgia, being designated as "Detention Pond 2" shown on that certain Subdivision Map, entitled "SPRING LAKES SUBDIVISION, PHASE 5, A MAJOR SUBDIVISION OF A PORTION OF PHASE 2 OF TRACT K-2, FUTURE DEVELOPMENT AND DETENTION POND, SPRING LAKES SUBDIVISION, PHASE 3A & 3B, THE HIGHLANDS SUBDIVISION AT GODLEY STATION, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, STATE OF GEORGIA", prepared for North Godley Developers, Inc. by Coleman Company, Inc., dated April 17, 2018, and being recorded and Subdivision Map Book 51, Page 466, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, said map being incorporated herein by specific reference.

Subject, however, to all easements, restrictions, zoning ordinances and rights-of-way of record affecting subject property, if any.

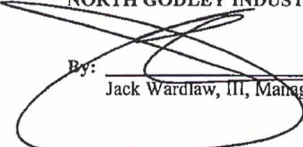
The intended purpose of this quit claim deed is to include the south-western triangular portion of said property, which was previously omitted in the conveyance recorded in Deed Book 1159, Page 49, aforesaid records and the previous plat referenced in said conveyance, recorded in Plat Book 42-S, Page 167B, aforesaid records.

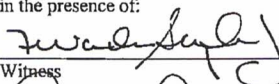
TITLE HAS NOT BEEN EXAMINED NOR CERTIFIED BY THE PREPARER OF THIS INSTRUMENT.

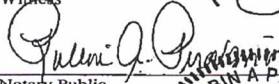
TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns, so that neither Grantor nor any person or persons claiming under them shall have, claim or demand any right to the above-described property, or its appurtenances.

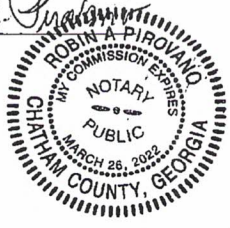
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

NORTH GODLEY INDUSTRIAL PARK, LLC

By: 
Jack Wardlaw, III, Manager

Signed, sealed and delivered
in the presence of:


Witness

Notary Public



After recording return to:
Stuart R. Halpern, Esq.
Weiner, Shearouse, Weitz, Greenberg & Shawe LLP
14 E. State Street
Savannah, Georgia 31401

Cross-Reference: Deed Record Book 340-U, Page 339
Chatham County, Records

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)


Doc ID: 031177180001 Type: COVE
Recorded: 07/20/2018 at 04:09:46 PM
Fee Amt: \$10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 1405 PG 674

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
BERKELEY WALK, PHASE III

THIS SUPPLEMENTARY DECLARATION is made and entered into this 16th day of July, 2018,
by North Godley Industrial Park, LLC, a Georgia limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the Declarant under that certain Declaration of Covenants, Conditions,
Easement and Restrictions for Berkeley Walk, dated May 7, 2008, filed for record on May 9, 2008 at 4:43
p.m., in Deed Book 340-U, Page 339, in the Office of the Clerk of Superior Court of Chatham County,
Georgia, together with all amendments, modifications, supplements, and restatements thereof (hereinafter
collectively referred to as the "Declaration");

WHEREAS, Declarant is the owner of that certain property in the County of Chatham, State of
Georgia which is more particularly described as Berkeley Walk, Phase III, as more particularly described on
a subdivision plat of the Berkeley Walk, Phase III, prepared for Landmark 24 by Kern & Co., LLC, which is
recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Subdivision Map Book
51, Pages 494-495, to which subdivision plat reference is made for a more particular description of the
property herein described. (the "Additional Property"); and

WHEREAS, Declarant desires to add said Additional Property to the Declaration and for such
Additional Property to be a portion of the overall development known and designated as Berkeley Walk.

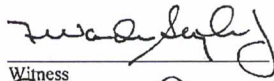
Declarant hereby declares, subject to the terms hereof, that the said Additional Property, together
with such additions as may hereafter be made thereto shall be held, transferred, sold, conveyed and occupied
subject to the Declaration, pursuant to Article I, Section 3 thereof.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed under seal by its
duly authorized representatives on the day and year first above written.

DECLARANT:
NORTH GODLEY INDUSTRIAL PARK, LLC

By: _____
Name: JACK WARDLAW
Title: MANAGER

Signed, sealed and delivered
in the presence of:



Witness


Notary Public





Doc ID: 031365530003 Type: COVE
Recorded: 11/08/2018 at 10:23:31 AM
Fee Amt: \$16.00 Page 1 of 3
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 1487 PG 63-65

STATE OF GEORGIA) RETURN TO: JOSHUA D. WALKER, ESQ.
) 636 STEPHENSON AVENUE
)
COUNTY OF CHATHAM) SAVANNAH, GA 31405
(912) 355-0328

SUPPLEMENTARY DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE 1D-5

THIS SUPPLEMENTARY DECLARATION is made and entered into this 15 day of June, 2018, by NORTH GODLEY DEVELOPERS, INC., hereinafter called "Developer" or "Declarant" and LANDMARK 24 HOMES OF SAVANNAH, LLC, hereinafter collectively called "Owner".

WITNESSETH:

WHEREAS, Developer and/or Owner own all of that certain parcel of real property located in Chatham County, Georgia, known as Spring Lakes Subdivision, Phase 1D-5, said real property being more particularly described on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, said property is desired to be a portion of the overall development known and designated as Spring Lakes.

NOW, THEREFORE, Developer hereby declares that, subject to the terms hereof, the said property, together with such additions as may hereafter be made thereto shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration of Covenants, Conditions and Restrictions for Spring Lakes, dated September 25, 2006, as amended from time to time, and recorded in the

Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 313-Z, Page 624 (the "Covenants").

IN WITNESS WHEREOF, the undersigned, being the Developer and Owner herein, have hereunto caused this instrument to be executed as of the day and year first above written as the date hereof.

NORTH GODLEY DEVELOPERS, INC.

By: _____

Title: SECRETARY

Executed in the presence of:

[Signature]
Witness

[Signature]
Notary Public



MARK 24 HOMES OF SAVANNAH, LLC

By: _____

Title: MEMBER

Executed in the presence of:

[Signature]
Witness

[Signature]
Notary Public



Exhibit A

Phase 1D-5

All that certain tract or parcel of land situate, lying and being in Savannah, Chatham County, Georgia, being Spring Lakes Subdivision, Phase 1D-5, as shown and particularly described on that certain subdivision map prepared by Terry Mack Coleman, G.R.L.S. No. 2486, dated January 23, 2018 and recorded in Book 51, Page 449 in the Office of the Clerk of the Superior Court of Chatham County, Georgia. Said map is incorporated herein by reference for a more particular description of the property herein described.

Doc ID: 031365540001 Type: QCD
Recorded: 11/08/2018 at 10:30:21 AM
Fee Amt: \$12.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 1487 PG 66

Return Recorded Document to:
ZEIGLER & WALKER, P.C.
ATTORNEYS AT LAW
636 STEPHENSON AVENUE
SUITE A
SAVANNAH, GA 31405

**QUITCLAIM DEED
WITH RELEASE**

STATE OF GEORGIA
COUNTY OF CHATHAM

FILE #: 3885JW

THIS INDENTURE, Made the 24th day of October, 2018, between CHATHAM REAL ESTATE LENDING, LLC, of the County of Chatham, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and COASTAL GEORGIA DEVELOPMENT GROUP, INC., of the County of Chatham, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All those certain lots, tracts or parcels of land situate, lying and being known as Lots 216 and 230, Cumberland Point Subdivision, Phase 4, as shown on that certain subdivision map and/or plat entitled "CUMBERLAND POINT, PHASE 4, A MAJOR SUBDIVISION OF A PORTION OF PHASE 2 & FUTURE DEVELOPMENT, THE HIGHLANDS SUBDIVISION, BEING A PORTION OF TRACT K-1, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA", prepared for Coastal Georgia Development Group, Inc by Coleman Company, Inc., dated May 24, 2017, and being recorded in Subdivision Map Book 51, Pages 486; in the Office of the Clerk of the Superior Court of Chatham County, Georgia, said map being incorporated herein by specific reference.

Subject, however, to all valid easements, restrictions, and rights of way of record.

This deed is given for the purpose of releasing the within described property from that certain Security Deed between the parties herein dated August 2, 2017, recorded in Deed Book 1148, Page 617, Chatham, County, Georgia, records.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra McNally
(Unofficial witness)
Crystal Leigh Morrison
(Notary Public)

CHATHAM REAL ESTATE LENDING, LLC
(Seal)
BY: JACK WARDLAW, MANAGER



Doc ID: 03136550001 Type: QCD
Recorded: 11/08/2018 at 10:31:52 AM
Fee Amt: \$10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 1487 PG 67

Return Recorded Document to:
ZEIGLER & WALKER, P.C.
ATTORNEYS AT LAW
636 STEPHENSON AVENUE
SUITE A
SAVANNAH, GA 31405

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF CHATHAM

FILE #: 3885JW

THIS INDENTURE, Made the 24th day of October, 2018, between COASTAL GEORGIA DEVELOPMENT GROUP, INC., of the County of Chatham, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and LANDMARK 24 HOMES OF SAVANNAH, LLC, of the County of Chatham, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All those certain lots, tracts or parcels of land situate, lying and being known as Lots 216 and 230, Cumberland Point Subdivision, Phase 4, as shown on that certain subdivision map and/or plat entitled "CUMBERLAND POINT, PHASE 4, A MAJOR SUBDIVISION OF A PORTION OF PHASE 2 & FUTURE DEVELOPMENT, THE HIGHLANDS SUBDIVISION, BEING A PORTION OF TRACT K-1, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA", prepared for Coastal Georgia Development Group, Inc by Coleman Company, Inc., dated May 24, 2017, and being recorded in Subdivision Map Book 51, Pages 486; in the Office of the Clerk of the Superior Court of Chatham County, Georgia, said map being incorporated herein by specific reference.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

COASTAL GEORGIA DEVELOPMENT GROUP, INC.

Sandra M. Nacey
(Unofficial witness)

[Signature] (Seal)
BY: JACK WARDLAW, PRESIDENT

Crystal Leigh Morrison
(Notary Public)



Return To:
Stuart R. Halpern
Weiner, Shearouse, Weitz, Greenberg & Shawe LLP
14 E. State Street
Savannah, Georgia 31401

Type: COVE
Kind: DECLARATION OF RESTRICTIVE COV
Recorded: 12/4/2020 1:34:00 PM
Fee Amt: \$25.00 Page 1 of 2
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Please Cross Reference:
Deed Book 313 Z, Page 624

Participant ID: 8863185331

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

BK 2158 PG 617 - 618

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE 6**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SPRING LAKES, made and entered in this 30th day of November, 2020, by **NORTH GODLEY DEVELOPERS, INC.**, a Georgia corporation (“Declarant”), and **NORTH GODLEY INDUSTRIAL PARK, LLC**, a Georgia limited liability company and **LANDMARK 24 HOMES OF SAVANNAH, LLC**, a Georgia limited liability company (collectively “Owners”).

WITNESSETH

WHEREAS, Declarant is the Declarant under that certain Declaration of Covenants, Conditions and Restrictions for Spring Lakes, dated September 25, 2006, filed for record on September 28, 2006 at 4:05 p.m., in Deed Book 313 Z, Page 624, in the Office of the Clerk of Superior Court of Chatham County, Georgia, together with all amendments, modifications, supplements, and restatements thereof (hereinafter collectively referred to as the “Declaration”);

WHEREAS, Owners are the owners of those certain parcels of real property located in the 8th G.M. District, City of Savannah, Chatham County, Georgia known as **Spring Lakes Subdivision, Phase 6**, the subdivision map of which is entitled: “**SPRING LAKES SUBDIVISION, PHASE 6, A MAJOR SUBDIVISION OF TRACT K-1 AND FUTURE DEVELOPMENT, THE HIGHLIGHANDS SUBDIVISION AT GODLEY STATION, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, STATE OF GEORGIA**”, prepared by Coleman Company, Inc., dated October 15, 2019 and recorded in Subdivision Map Book 52, Page 413, in the Office of the Clerk of Superior Court of Chatham County, Georgia, to which map reference is made for a more particular description of the property herein described (the “Additional Property”); and

WHEREAS, Declarant and Owners desire to add said Additional Property to the Declaration and to be a portion of the overall development known and designated as Spring Lakes.

NOW, THEREFORE, Declarant hereby declares, subject to the terms hereof, that the said Additional Property, together with such additions as may hereafter be made thereto shall be held, transferred, sold, conveyed and occupied subject to the Declaration, pursuant to Article III, Section 2 thereof.

[Signatures on the following page.]

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed under seal by their duly authorized representatives on the day and year first above written.

Signed, sealed and delivered in the presence of:

Ed Clibb
Unofficial Witness

Crystal Leigh White
Notary Public



NORTH GODLEY DEVELOPERS, INC.,
a Georgia corporation

By: _____
Name: Jack Wardlaw
Its: _____
(Company Seal)

IN WITNESS WHEREOF, Owners have caused this instrument to be executed under seal by their duly authorized representatives on the day and year first above written, for purposes of acknowledging and consenting to same.

Signed, sealed and delivered in the presence of:

Ed Clibb
Unofficial Witness

Crystal Leigh White
Notary Public



NORTH GODLEY INDUSTRIAL PARK, LLC
a Georgia limited liability company

By: _____
Name: Jack Wardlaw
Its: _____
(Company Seal)

Signed, sealed and delivered in the presence of:

Ed Clibb
Unofficial Witness

Crystal Leigh White
Notary Public



LANDMARK 24 HOMES OF SAVANNAH, LLC
a Georgia limited liability company

By: _____
Name: Jack Wardlaw
Its: _____
(Company Seal)

Type: QCD
Kind: QUIT CLAIM DEED
Recorded: 12/4/2020 1:34:00 PM
Fee Amt: \$25.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: Stuart R. Halpern
14 E. State Street
Savannah, Georgia 31401

Participant ID: 8863185331

BK 2158 PG 619

STATE OF GEORGIA
COUNTY OF CHATHAM

QUITCLAIM DEED

THIS INDENTURE, made this 30th day of November, 2020, between **BROOKHAVEN DEVELOPMENT, LLC**, as party of the first part, hereinunder called Grantor, and **NORTH GODLEY INDUSTRIAL PARK, LLC**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto Grantee, the following described property, to-wit;

All those certain lots, tracts or parcels of land situate, lying and being in the 8th G.M. District, City of Savannah, Chatham County, Georgia known as **Spring Lakes Subdivision, Phase 6**, the subdivision map of which is entitled: "SPRING LAKES SUBDIVISION, PHASE 6, A MAJOR SUBDIVISION OF TRACT K-1 AND FUTURE DEVELOPMENT, THE HIGHLIGHANDS SUBDIVISION AT GODLEY STATION, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA", prepared by Coleman Company, Inc., dated October 15, 2019 and recorded in Subdivision Map Book 52, Page 413, in the Office of the Clerk of Superior Court of Chatham County, Georgia, to which map reference is made for a more particular description of the property herein described.

Subject, however, to all easements, restrictions, zoning ordinances and rights-of-way of record affecting subject property, if any.

TITLE HAS NOT BEEN EXAMINED NOR CERTIFIED BY THE PREPARER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns, so that neither Grantor nor any person or persons claiming under them shall have, claim or demand any right to the above-described property, or its appurtenances.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]

Witness

[Signature]

Notary Public

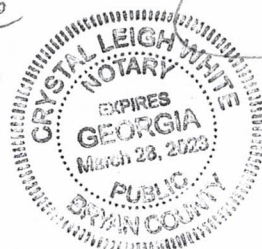
My commission expires: 3/28/23

BROOKHAVEN DEVELOPMENT, LLC

By: *[Signature]*

Name: Jack Wardlaw

Its: Manager



Type: QCD
Kind: QUIT CLAIM DEED
Recorded: 12/4/2020 1:34:00 PM
Fee Amt: \$25.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: Stuart R. Halpern
14 E. State Street
Savannah, Georgia 31401

Participant ID: 8863185331

BK 2158 PG 620

STATE OF GEORGIA
COUNTY OF CHATHAM

QUITCLAIM DEED

THIS INDENTURE, made this 30th day of November, 2020, between **NORTH GODLEY INDUSTRIAL PARK, LLC**, as party of the first part, hereinafter called Grantor, and **SPRING LAKES HOMEOWNERS ASSOCIATION, INC.**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto Grantee, the following described property, to-wit;

All those certain lots, tracts or parcels of land lying and being in the City of Savannah, Chatham County, Georgia, and being the common areas of **SPRING LAKES SUBDIVISION, PHASE 6**, and being designated as **OPEN SPACE A**, containing 0.826 acre, more or less and **OPEN SPACE B**, containing 1.030 acres, more or less, all of which are shown on that certain map or plat entitled: "SPRING LAKES SUBDIVISION, PHASE 6, A MAJOR SUBDIVISION OF TRACT K-1 AND FUTURE DEVELOPMENT, THE HIGHLIGHANDS SUBDIVISION AT GODLEY STATION, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, STATE OF GEORGIA", prepared by Coleman Company, Inc., dated October 15, 2019 and recorded in Subdivision Map Book 52, Page 413, in the Office of the Clerk of Superior Court of Chatham County, Georgia.

Subject, however, to all easements, restrictions, zoning ordinances and rights-of-way of record affecting subject property, if any.

TITLE HAS NOT BEEN EXAMINED NOR CERTIFIED BY THE PREPARER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns, so that neither Grantor nor any person or persons claiming under them shall have, claim or demand any right to the above-described property, or its appurtenances.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Stuart R. Halpern

Witness

Crystal Leigh White

Notary Public

My commission expires: 3-28-23

NORTH GODLEY INDUSTRIAL PARK, LLC

By: _____

Jack Wardlaw, III, Manager



Type: WD
Kind: WARRANTY DEED
Recorded: 12/4/2020 1:34:00 PM
Fee Amt: \$305.00 Page 1 of 1
Transfer Tax: \$280.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 8863185331

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAWE, LLP
Attn: WILLIAM W. SHEAROUSE, JR.
14 E. State Street
Savannah, Georgia 31401

BK 2158 PG 621

STATE OF GEORGIA
COUNTY OF CHATHAM

**WARRANTY DEED
WITH JOINT TENANCY SURVIVORSHIP**

THIS INDENTURE, made this 4th day of **December**, 2020, between **LANDMARK 24 HOMES OF SAVANNAH, LLC**, as party or parties of the first part, hereinafter called Grantor, and **DARNELL ANTHONY JR and CELIA ANTHONY**, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit;

All that certain lot, tract, or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia known as Lot 416 Spring Lakes Subdivision, Phase 6, as shown on plat entitled "Spring Lakes Subdivision, Phases 6, A Major Subdivision of Tract K-1 and Future Development, The Highlands Subdivision at Godley Station, 8th G.M. District, City of Savannah, Chatham County, State of Georgia", prepared by Coleman Company, INC., dated October 15, 2019 and recorded in Subdivision Map Book 52, Page 413, in the Office of the Clerk of Superior Court of Chatham County, Georgia.

Subject, however, to all easements, restrictive covenants and rights of way of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them forever in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor. Grantor expressly covenants that Grantor is seized of said property in good fee simple title and that Grantor has the full right, power and authority to convey the same; that the said property and the Grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charged, changed, impaired or defeated and that the Grantor will forever **WARRANT** and **DEFEND** the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized Corporate Officers with the Corporate Seal affixed thereto on the day and year first above written.

Signed, sealed and delivered
in the presence of:

WILLIAM W. SHEAROUSE, JR.
Witness

STUART HALPERN
Notary Public
My commission expires: 11/1/22

LANDMARK 24 HOMES OF SAVANNAH, LLC

By: HELEN ANDERSON
HELEN ANDERSON, ASSISTANT SECRETARY

File No: 20146105 - ANTHONY JR



Clock#: 897392
FILED FOR RECORD
1/12/2007 04:00pm
PAID: 16.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

RETURN TO: Weiner, Shearouse, Weitz,
Greenberg and Shawe, LLP - PAK
ADDRESS: 14 East State Street
Savannah, Georgia 31401
TELEPHONE: (912) 233.2251

BOOK
319 0
PAGE
196

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE IA**

THIS FIRST AMENDMENT is made and entered into this 30th day of December, 2006, by NORTH GODLEY DEVELOPERS, INC., a Georgia corporation, hereinafter called "Developer" or "Declarant" and SRH INVESTMENTS, LLC, JERRY C. WARDLAW CONSTRUCTION, INC., JCW CONSTRUCTION, LLC, and HALLMARK DEVELOPMENT CO., INC., hereinafter together called "Purchaser."

WITNESSETH:

WHEREAS, North Godley Developers, Inc. is the Declarant under the Spring Lakes, Phase 1A Declaration of Covenants and Restrictions ("Declaration"), recorded in Deed Book 313Z, Page 624, in the Office of the Clerk of the Superior Court of Chatham County, Georgia.

WHEREAS, Purchaser has purchased or will purchase, as the case may be, the real property described on Exhibit "A" attached hereto and incorporated herein by reference ("Property") and consents to the Amendment of the Declaration of Covenants; and

WHEREAS, Pursuant to Article IX, Section 3, Declarant desires to include additions and modifications to the Declaration to reflect the different character of the Property; and

NOW, THEREFORE, Declarant hereby declares that the Property, together with such additions as may be made thereto shall be held, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Spring Lakes, Phase 1A Declaration of Covenants, Conditions and Restrictions, dated September 25, 2006, as the same has been amended and supplemented from time to time ("Declaration") and as amended and modified as follows:

1. By Deleting Section 2 of Article VI of the Declaration and substituting in lieu thereof the following:

"The assessments levied by the Association shall be exclusively used to promote the recreation, health, safety and welfare of the residents, including maintaining the Subdivision's entrance, pool, clubhouse, lake, and all other common areas. The additional annual assessments levied by the Association for the benefit of the townhome Owners shall be used to pressure wash the buildings twice a year, maintain a termite bond, roof replacement, interior monthly pest control, landscape maintenance and irrigation (including pinestraw and semi-annual fertilizer application). The assessments are levied to

meet the expenses of the Association, which shall adopt an annual operating budget. The Board of Directors is expressly authorized to levy assessments on behalf of the Association.”

2. By Deleting Section 3 of Article VI of the Declaration and substituting in lieu thereof the following:

(a) “Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Four Hundred Eighty and no/100s (\$480.00) dollars per Lot. Each townhome Owner shall pay a total of One Thousand Eighty and no/100s (\$1,080.00) dollars per year.”

3. By Adding the following as Article IX:

“ARTICLE IX

PARTY WALLS AND EASEMENTS

Section 1. Easements for Encroachments. If any portion of the Common Area encroaches upon any Lot or any Unit encroaches upon any Common Area or another Lot as a result of the construction, reconstruction, repair, shifting, settlement or movement of any portion of the improvements, a valid easement for the encroachment and for the maintenance of the same shall exist so long as the encroachment exists. This easement for encroachment includes, but is not limited to, eaves, decks, balconies, porches and overhangs.

Section 2. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the units upon the Property and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 3. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 4. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule or law regarding liability for negligent or willful acts or omissions.

Section 5. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 6. Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 7. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.”

4. By renumbering Article IX to Article X.

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IN WITNESS WHEREOF, the undersigned, being the Declarant herein and SRH Investments, LLC, Jerry C. Wardlaw Construction, Inc., JCW Construction, LLC, and Hallmark Development Co., Inc., purchaser of the Property from the Declarant, has hereunto caused this instrument to be executed as of the day and year first above written.

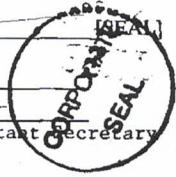
NORTH GODLEY DEVELOPERS, INC.

Executed in the presence of:

Witness
Notary Public

Michelle Harris
Sheila Harris
NOTARY
My Comm. Exp. April 05, 2008
CHERRY LAKE, GA

By: *[Signature]*
Title: Jack Wardlaw, III
Secretary
Attest: *[Signature]*
By: Carol Vincent, Assistant Secretary

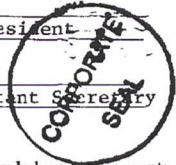


JCW Construction, Inc. having purchased lots in Spring Lakes from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: *[Signature]*
Title: Jack Wardlaw, Member
XXXXXXXXXXXX
XXXXXXXXXXXX

Jerry C. Wardlaw Construction, Inc., having purchased lots in Spring Lakes from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: *[Signature]*
Title: Jack Wardlaw, Vice-President
Attest: *[Signature]*
Its: Carol Vincent, Assistant Secretary

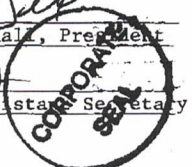


SRH Investments, LLC, having purchased lots in Spring Lakes from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: *[Signature]*
Title: Stephen Hall, Manager
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Hallmark Development Company, Inc., having purchased lots in Spring Lakes, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.


By: *[Signature]*
Title: Stephen Hall, President
Attest: *[Signature]*
Its: Carol Vincent, Assistant Secretary



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319 0 198

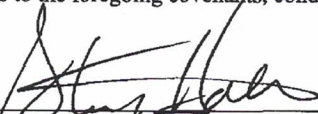
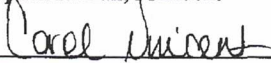
BUILDER ACKNOWLEDGMENT
OF THE SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE 1B

JCW Construction, LLC, having purchased lots in Spring Lakes, Phase 1B from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Title: Jerry C. Wardlaw, Manager
~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~

BOOK PAGE
3190 199

Hallmark Development Company, Inc., having purchased lots in Spring Lakes, Phase 1B from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Stephen R. Hall, President
Attest: 
Its: Carol Vincent, Assistant Secretary

BOOK PAGE
319 9 597

Return to: Weiner, Shearouse
Weitz, Greenberg & Shawe - PAK
P.O. Box 10105
Savannah, GA 31412
(912) 233-2251

STATE OF GEORGIA) SUPPLEMENTAL DECLARATION OF COVENANTS,
) CONDITIONS AND RESTRICTIONS FOR
COUNTY OF CHATHAM) SPRING LAKES, PHASE 1B

THIS SUPPLEMENTAL DECLARATION is made and entered into this 6th day of November, 2006 by NORTH GODLEY DEVELOPERS, INC., a Georgia corporation hereinafter referred to as "Declarant".

WITNESSETH

WHEREAS Declarant is the owner of that certain property located in Savannah, Chatham County, Georgia being more particularly described as Spring Lakes - Phase 1B, as more particularly described on that certain Subdivision Map entitled "A Major Subdivision of Spring Lakes Subdivision, Phase 1B, Tract K-2 of the Highlands at Godley Station 8th G.M. District, City of Savannah Chatham County, State of Georgia", surveyed for North Godley Developers, LLC by Kern-Coleman & Co., LLC, on June 9, 2006 which is recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 36-S, Pages 86A - C.

NOW THEREFORE, Declarant hereby declares that all the property described above and such additions thereto as may hereinafter be made shall be held, sold and conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Spring Lakes recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Books 313-Z, Page 624, which restrictions, covenants and conditions are for the purpose of protecting the value and desirability of and which shall run with, the real property described above and shall be binding upon all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and affixed its seal the day and year first above written.

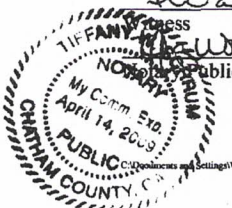
~~NORTH GODLEY DEVELOPERS, INC.~~

By: [Signature]
Jack Wardlaw, Secretary

Attest: [Signature]
Carol Vincent, Asst. Secretary

Signed, sealed and delivered this
15 day of January 2006
in the presence of:

[Signature]
[Signature]
Public



PARTY WALLS AND EASEMENTS

Section 1. Easements for Encroachments. If any portion of the Common Area encroaches upon any Lot or any Unit encroaches upon any Common Area or another Lot as a result of the construction, reconstruction, repair, shifting, settlement or movement of any portion of the improvements, a valid easement for the encroachment and for the maintenance of the same shall exist so long as the encroachment exists. This easement for encroachment includes, but is not limited to, eaves, decks, balconies, porches and overhangs.

Section 2. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the units upon the Property and placed on the dividing line between the Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 3. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 4. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule or law regarding liability for negligent or willful acts or omissions.

Section 5. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 6. Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 7. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.”

IN WITNESS WHEREOF, the undersigned, being the Declarant herein and SRH Investments, LLC, Jerry C. Wardlaw Construction, Inc., JCW Construction, LLC, and Hallmark Development Co., Inc., purchaser of the Property from the Declarant, has hereunto caused this instrument to be executed as of the day and year first above written.

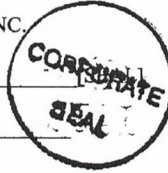
NORTH GODFREY DEVELOPERS, INC.

Executed in the presence of:

Witness

Notary Public

By: [Signature]
Jack Wardlaw
Secretary/Treasurer



JCW Construction, LLC, having purchased lots in Spring Lakes from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: [Signature]
Title: Jack Wardlaw, Member
Attest: [Signature]
Its: [Signature]

Jerry C. Wardlaw Construction, Inc., having purchased lots in Spring Lakes from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: [Signature]
Title: Jack Wardlaw, Vice-President
Attest: [Signature]
Its: Carol Vincent, Assistant Secretary

SRH Investments, LLC, having purchased lots in Spring Lakes from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: [Signature]
Title: Steve Hall, Manager
Attest: [Signature]
Its: [Signature]

Hallmark Development Company, Inc., having purchased lots in Spring Lakes, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: [Signature]
Title: Steve Hall, President
Attest: [Signature]
Its: Carol Vincent, Assistant Secretary

BOOK PAGE
325 J 261

Clock#: 940073
FILED FOR RECORD
5/09/2007 04:05pm
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK
325 J
PAGE
262

Return to: Weiner, Shearouse
Weitz, Greenberg & Shawe - PAK
P.O. Box 10105
Savannah, GA 31412
(912) 233-2251

STATE OF GEORGIA)
)
COUNTY OF CHATHAM) SUPPLEMENTAL DECLARATION OF COVENANTS,
) CONDITIONS AND RESTRICTIONS FOR
) SPRING LAKES, PHASE 1C

THIS SUPPLEMENTAL DECLARATION is made and entered into this 1st, day of May, 2007 by NORTH GODLEY DEVELOPERS, INC., a Georgia corporation hereinafter referred to as "Declarant".

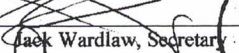
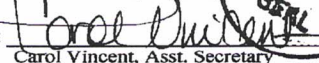
WITNESSETH

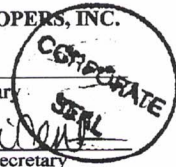
WHEREAS Declarant is the owner of that certain property located in Savannah, Chatham County, Georgia being more particularly described as Spring Lakes - Phase 1C, as more particularly described on that certain Subdivision Map entitled "A Major Subdivision of Spring Lakes Subdivision, Phase 1C, Tract K-2 of the Highlands at Godley Station 8th G.M. District, City of Savannah Chatham County, State of Georgia", surveyed for North Godley Developers, LLC by Kern-Coleman & Co., LLC, on October 24, 2006 which is recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 37-S, Pages 81A - F.

NOW THEREFORE, Declarant hereby declares that all the property described above and such additions thereto as may hereinafter be made shall be held, sold and conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Spring Lakes recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Books 313-Z, Page 624, which restrictions, covenants and conditions are for the purpose of protecting the value and desirability of and which shall run with, the real property described above and shall be binding upon all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and affixed its seal the day and year first above written.

NORTH GODLEY DEVELOPERS, INC.

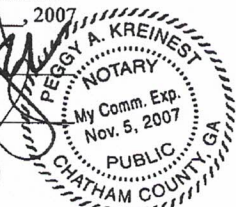
By:  Jack Wardlaw, Secretary
Attest:  Carol Vincent, Asst. Secretary



Signed, sealed and delivered this


5th day of May, 2007
in the presence of:

Witness
Notary Public

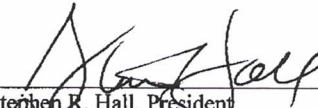
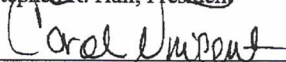


BUILDER ACKNOWLEDGMENT
OF THE SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE 1C

JCW Construction, LLC, having purchased lots in Spring Lakes, Phase 1C from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Title: Jack Wardlaw, Member
Attest: X X X X X
Its: _____

Hallmark Development Company, Inc., having purchased lots in Spring Lakes, Phase 1C from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Stephen R. Hall, President
Attest: 
Its: Carol Vincent, Assistant Secretary

BOOK PAGE
325 J 263

Clock#: 940073
FILED FOR RECORD
5/09/2007 04:05pm
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK
325 J
PAGE
262

Return to: Weiner, Shearouse
Weitz, Greenberg & Shawe - PAK
P.O. Box 10105
Savannah, GA 31412
(912) 233-2251

STATE OF GEORGIA)
)
COUNTY OF CHATHAM) SUPPLEMENTAL DECLARATION OF COVENANTS,
) CONDITIONS AND RESTRICTIONS FOR
) SPRING LAKES, PHASE 1C

THIS SUPPLEMENTAL DECLARATION is made and entered into this 1st, day of May, 2007 by NORTH GODLEY DEVELOPERS, INC., a Georgia corporation hereinafter referred to as "Declarant".


WITNESSETH

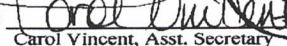
WHEREAS Declarant is the owner of that certain property located in Savannah, Chatham County, Georgia being more particularly described as Spring Lakes - Phase 1C, as more particularly described on that certain Subdivision Map entitled "A Major Subdivision of Spring Lakes Subdivision, Phase 1C, Tract K-2 of the Highlands at Godley Station 8th G.M. District, City of Savannah Chatham County, State of Georgia", surveyed for North Godley Developers, LLC by Kern-Coleman & Co., LLC, on October 24, 2006 which is recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 37-S, Pages 81A - F.

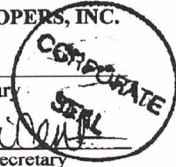
NOW THEREFORE, Declarant hereby declares that all the property described above and such additions thereto as may hereinafter be made shall be held, sold and conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Spring Lakes recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Books 313-Z, Page 624, which restrictions, covenants and conditions are for the purpose of protecting the value and desirability of and which shall run with, the real property described above and shall be binding upon all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and affixed its seal the day and year first above written.

NORTH GODLEY DEVELOPERS, INC.

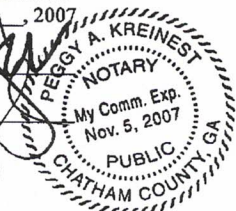
By:  Jack Wardlaw, Secretary

Attest:  Carol Vincent, Asst. Secretary




Signed, sealed and delivered this
5th day of May, 2007
in the presence of:

Witness
Notary Public


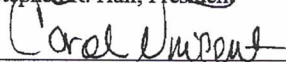


BUILDER ACKNOWLEDGMENT
OF THE SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE 1C

JCW Construction, LLC, having purchased lots in Spring Lakes, Phase 1C from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Title: Jack Wardlaw, Member
Attest: X X X X X
Its: _____

Hallmark Development Company, Inc., having purchased lots in Spring Lakes, Phase 1C from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Stephen R. Hall, President
Attest: 
Its: Carol Vincent, Assistant Secretary

BOOK PAGE
325 J 263

Clock#: 940074
FILED FOR RECORD
5/09/2007 04:05pm
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Return to: Weiner, Shearouse
Weitz, Greenberg & Shawe - PAK
P.O. Box 10105
Savannah, GA 31412
(912) 233-2251

BOOK
PAGE
325 J 264

STATE OF GEORGIA) SUPPLEMENTAL DECLARATION OF COVENANTS,
) CONDITIONS AND RESTRICTIONS FOR
COUNTY OF CHATHAM) SPRING LAKES, PHASE 1D-1

THIS SUPPLEMENTAL DECLARATION is made and entered into this 1st, day of May, 2007 by NORTH GODLEY DEVELOPERS, INC., a Georgia corporation hereinafter referred to as "Declarant".

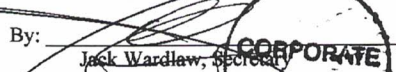
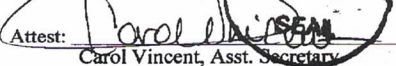
WITNESSETH

WHEREAS Declarant is the owner of that certain property located in Savannah, Chatham County, Georgia being more particularly described as Spring Lakes - Phase 1D-1, as more particularly described on that certain Subdivision Map entitled "Spring Lakes Subdivision, Phase 1D-1 Being a Major Subdivision of the 'Future Development Reserved for Townhomes' Portion of Spring Lakes, Phase 1C, Tract K-2 of the Highlands at Godley Station 8th G.M. District, City of Savannah, Chatham County, State of Georgia" prepared for North Godley Developers, LLC by Kern-Coleman & Co., LLC, on March 20, 2007 which is recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 38-S, Pages 28.

NOW THEREFORE, Declarant hereby declares that all the property described above and such additions thereto as may hereinafter be made shall be held, sold and conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Spring Lakes recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Books 313-Z, Page 624, which restrictions, covenants and conditions are for the purpose of protecting the value and desirability of and which shall run with, the real property described above and shall be binding upon all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and affixed its seal the day and year first above written.

NORTH GODLEY DEVELOPERS, INC.

By: 
Jack Wardlaw, Secretary
Attest: 
Carol Vincent, Asst. Secretary




Signed, sealed and delivered this
8th day of May, 2007
in the presence of
Witness
Notary Public

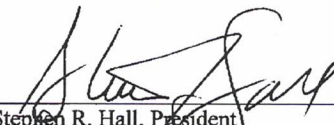



BUILDER ACKNOWLEDGMENT
OF THE SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE 1D-1

JCW Construction, LLC, having purchased lots in Spring Lakes, Phase 1C from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Title: Jack Wardlaw, Member
Attest: _____
Its: X X X X

Hallmark Development Company, Inc., having purchased lots in Spring Lakes, Phase 1C from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Title: Stephen R. Hall, President
Attest: 
Its: Carol Vincent, Assistant Secretary

BOOK PAGE
325 J 265

Clock#: 940074
FILED FOR RECORD
5/09/2007 04:05pm
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Return to: Weiner, Shearouse
Weitz, Greenberg & Shawe - PAK
P.O. Box 10105
Savannah, GA 31412
(912) 233-2251

BOOK
325 J
PAGE
264

STATE OF GEORGIA)
) SUPPLEMENTAL DECLARATION OF COVENANTS,
) CONDITIONS AND RESTRICTIONS FOR
COUNTY OF CHATHAM) SPRING LAKES, PHASE 1D-1

THIS SUPPLEMENTAL DECLARATION is made and entered into this 1st, day of May, 2007 by NORTH GODLEY DEVELOPERS, INC., a Georgia corporation hereinafter referred to as "Declarant".

WITNESSETH

WHEREAS Declarant is the owner of that certain property located in Savannah, Chatham County, Georgia being more particularly described as Spring Lakes - Phase 1D-1, as more particularly described on that certain Subdivision Map entitled "Spring Lakes Subdivision, Phase 1D-1 Being a Major Subdivision of the 'Future Development Reserved for Townhomes' Portion of Spring Lakes, Phase 1C, Tract K-2 of the Highlands at Godley Station 8th G.M. District, City of Savannah, Chatham County, State of Georgia" prepared for North Godley Developers, LLC by Kern-Coleman & Co., LLC, on March 20, 2007 which is recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 38-S, Pages 28.

NOW THEREFORE, Declarant hereby declares that all the property described above and such additions thereto as may hereinafter be made shall be held, sold and conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Spring Lakes recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Books 313-Z, Page 624, which restrictions, covenants and conditions are for the purpose of protecting the value and desirability of and which shall run with, the real property described above and shall be binding upon all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and affixed its seal the day and year first above written.

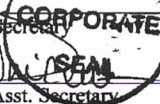
NORTH GODLEY DEVELOPERS, INC.

By:

Jack Wardlaw, Secretary

Attest:

Carol Vincent, Asst. Secretary



Signed, sealed and delivered this

1st day of May, 2007

in the presence of

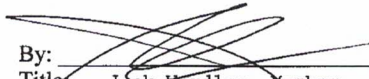
Witness

Notary Public

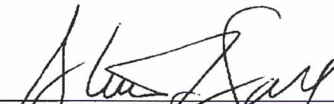
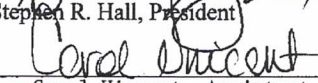


BUILDER ACKNOWLEDGMENT
OF THE SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE 1D-1

JCW Construction, LLC, having purchased lots in Spring Lakes, Phase 1C from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Title: Jack Wardlaw, Member
Attest: _____
Its: X X X X

Hallmark Development Company, Inc., having purchased lots in Spring Lakes, Phase 1C from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Title: Stephen R. Hall, President
Attest: 
Its: Carol Vincent, Assistant Secretary

BOOK PAGE
325 J 265

Clock#: 940076
FILED FOR RECORD
5/09/2007 04:06pm
PAID: 20.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

325 J 266
BOOK PAGE

----- [SPACE ABOVE THIS LINE FOR RECORDING DATA] -----

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: William W. Shearouse, Jr.
14 E. State Street
Savannah, Georgia 31401

STATE OF GEORGIA
COUNTY OF CHATHAM

QUIT CLAIM DEED

THIS INDENTURE, made this 4th day of May, 2007, between **FIRST CHATHAM BANK**, party or parties of the first part, hereinafter called Grantor, and **REGAL BUILDERS OF THE COASTAL EMPIRE, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS that first party, for and in consideration of the sum of One and No/100's (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto second party, its heirs, successors and assigns, the following described property, to-wit;

All that certain lot, tract or parcel of land situate, lying and being known as LOT NUMBER 285, BRADLEY POINTE SOUTH SUBDIVISION, PHASE 2A, 7th G.M. District, Savannah, Chatham County, Georgia, as more particularly described on that certain Subdivision Map prepared for Norma Bradley by Kern-Coleman & Co., recorded in Subdivision Map Book 36-S, Pages 21A-C, in the Office of the Clerk of the Superior Court of Chatham County, Georgia; revised in Map Book 37-S, Page 53A-C, aforesaid records, to which map reference is made for a more particular description of the property herein described.

Subject, however to all valid restrictions, easements and rights of way of record.

Subject, however, to a limited home buyer's warranty, which shall constitute a covenant running with the land, which shall inure to the benefit of grantee's heirs, successors and assigns and which limits the liability of the grantor herein to the grantee and to the grantee's heirs, successors and assigns.

This Deed is intended to release and quit claim the above described property from any and all rights and interests of the Grantor in said property, including that certain Security Deed from the Grantee, recorded in **Deed Record Book 323-P, Page 92**; recorded in the Office of the Clerk of the Superior Court of CHATHAM County, GEORGIA; and **Deed Record Book 310-Y, Page 42**; aforesaid records.

IT IS EXPRESSLY UNDERSTOOD that this release shall not affect or impair the security of said Deed to Secure Debt upon any portion of the property therein except the premises hereinabove particularly described.

TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto second party, its heirs, successors and assigns, so that either first party nor any person or persons claiming under them shall have, claim or demand any right to the above described property, or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has hereunto executed this instrument by and through its duly authorized corporate officers, with the Corporate Seal attached hereto, on the day and year first above written.

FIRST CHATHAM BANK,

By:

Its:

Attest:

Its:

[Handwritten signature of Daniel W. Massey]
[Handwritten signature of Cathy Sheffield]



Signed, sealed and delivered in the presence of:

[Handwritten signature of Marianna Pedrick]
(Unofficial witness)
[Handwritten signature of Marianna Pedrick]
(Notary Public)

My commission expires:

FILED
NOTARY SEAL
FILE No: 200505 BROWN

MARIANNA PEDRICK
Notary Public, Chatham County, GA
My Commission Expires February 26, 2010

5/09/2007 04:06pm

PAID: 10.00

Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

[SPACE ABOVE THIS LINE FOR RECORDING DATA] Real Estate Transfer Tax

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: William W. Shearouse, Jr.
14 E. State Street
Savannah, Georgia 31401

PAID \$1239.50

[Signature]
For Clerk of Superior Court

BOOK
325 J
PAGE
267

STATE OF GEORGIA

COUNTY OF CHATHAM

**WARRANTY DEED
WITH JOINT TENANCY SURVIVORSHIP**

THIS INDENTURE, made this 7th day of May, 2007, between **JERRY C. WARDLAW CONSTRUCTION, INC.**, as party or parties of the first part, hereinunder called Grantor, and **WAYNE WESTON and MARTHA G. WESTON**, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit;

All that certain lot, tract or parcel of land situate, lying and being known as LOT 94, SOMERSBY SUBDIVISION, PHASE 1, as more particularly described on that certain map and/or plat entitled "A Subdivision Plat of Somersby, Phase 1, 8th G.M. District, City of Pooler, Chatham County, Georgia", prepared for Pine Barren Partners, LLC. by Thomas & Hutton Engineering Co., recorded in Subdivision Map Book 34-S, Page 88A-H, in the Office of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description of the above-described property, reference is hereby made to the Subdivision Plat which is incorporated herein and made a part hereof by specific reference.

Subject, however, to all valid restrictions, easements and rights of way of record.

Subject, however, to a limited home buyer's warranty, which shall constitute a covenant running with the land, which shall inure to the benefit of grantee's heirs, successors and assigns and which limits the liability of the grantor herein to the grantee and to the grantee's heirs, successors and assigns.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them forever in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor. Grantor expressly covenants that Grantor is seized of said property in good fee simple title and that Grantor has the full right, power and authority to convey the same; that the said property and the Grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charged, changed, impaired or defeated and that the Grantor will forever **WARRANT** and **DEFEND** the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized Corporate Officers with the Corporate Seal affixed thereto on the day and year first above written.

Signed, sealed and delivered in the presence of

[Signature]
Witness
[Signature]
Notary Public



JERRY C. WARDLAW CONSTRUCTION, INC.

By: *[Signature]*
Helen Anderson, Assistant Secretary
Attest: *[Signature]*
Assistant Secretary
CORPORATE SEAL

My commission expires

Clock#: 1047540
FILED FOR RECORD
4/01/2008 03:43pm
PAID: 14.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK
339H
PAGE
288

SPACE ABOVE THIS LINE FOR RECORDING DATA

RETURN TO:
WEINER, SHEAROUSE, WITZ, GREENBERG
& SHAW, LLP - CV
14 East State Street
Savannah, Georgia 31401

STATE OF GEORGIA)
)
COUNTY OF CHATHAM) **SUPPLEMENTAL DECLARATION OF COVENANTS,
) CONDITIONS AND RESTRICTIONS FOR
) SPRING LAKES, PHASE 1D-2**

THIS SUPPLEMENTAL DECLARATION is made and entered into this ____ day of March, 2008, 2007, by **NORTH GODLEY DEVELOPERS, INC.**, a Georgia corporation hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of that certain property located in Savannah, Chatham County, Georgia, being more particularly described as **SPRING LAKES, PHASE 1D-2**, as more particularly described on that certain Subdivision Map entitled "Spring Lakes Subdivision, Phase 1D-2, being a major subdivision of the 'Future Development, reserved for Townhomes' portion of Spring Lakes, Phase 1C, Tract K-2 of the Highlands at Godley Station, 8th G.M. District, City of Savannah, Chatham County, Georgia", prepared for North Godley Developers, LLC by Kern-Coleman & Co., LLC, on December 17, 2007, which is recorded in Subdivision Map Book 40-S, Page 2, in the Office of the Clerk of the Superior Court of Chatham County, Georgia.

NOW THEREFORE, Declarant hereby declares that all of the property described above and such additions thereto as may hereinafter be made shall be held, sold and conveyed subject to that certain **Declaration of Covenants, Conditions and Restrictions for Spring Lakes**, recorded in **Subdivision Map Book 313-Z, Page 624**, aforesaid records, which restrictions, covenants and conditions are for the purpose of protecting the

*Shaw
08-0249.05*

value and desirability of and which shall run with, the real property described above and shall be binding upon all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and affixed its seal on the day and year first above written.

BOOK 339H
PAGE 289

DECLARANT:

NORTH GODLEY DEVELOPERS, INC.

By: Jack Wardlaw, Secretary

Attest: Carol Vincent
Carol Vincent, Assistant Secretary

Executed in the presence of:

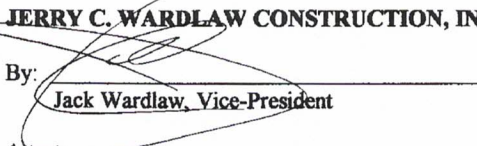
Amber T. Munn
Witness
Amber T. Munn
Notary Public



**BUILDER ACKNOWLEDGEMENT
OF THE SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE 1D-2**

Jerry C. Wardlaw Construction, Inc., having purchased lots in Spring Lakes, Phase 1D-2, from Declarant, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

JERRY C. WARDLAW CONSTRUCTION, INC.

By: 
Jack Wardlaw, Vice-President

Attest: _____
Carol Vincent, Assistant Secretary

BOOK 339H
PAGE 290

Return to: Weiner, Shearouse
Weitz, Greenberg & Shawe - JDW
P.O. Box 10105
Savannah, GA 31412
(912) 233-2251

Clock#: 1126937
FILED FOR RECORD
1/16/2009 03:50pm
PAID: 14.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK
347 R
PAGE
469

STATE OF GEORGIA)
)
COUNTY OF CHATHAM) SUPPLEMENTAL DECLARATION OF COVENANTS,
) CONDITIONS AND RESTRICTIONS FOR
) SPRING LAKES, PHASE 2-A & 2-B

THIS SUPPLEMENTAL DECLARATION is made and entered into this 15, day of January, 2009 by NORTH GODLEY DEVELOPERS, INC., a Georgia corporation hereinafter referred to as "Declarant".

WITNESSETH

WHEREAS Declarant is the owner of that certain property located in Savannah, Chatham County, Georgia being more particularly described as Spring Lakes, Phase 2-A, as more particularly described on that certain Subdivision Map entitled "Spring Lakes Subdivision, Phase 2-A, a major subdivision of a portion of Tract K-2 of the Highlands at Godley Station, 8th G.M. District, City of Savannah, Chatham County, State of Georgia", prepared by Kern-Coleman & Co., LLC, dated March 17, 2008 and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 40-S, Pages 47-A, 47-B and 47-C. Declarant is also the owner if certain real property located in Savannah, Chatham County, Georgia being more particularly described as Spring Lakes, Phase 2-B, as more particularly described on that certain Subdivision Map entitled Spring Lakes Subdivision, Phase 2-B, a major subdivision of a portion of Tract K-2 of the Highlands at Godley Station, 8th G.M. District, City of Savannah, Chatham County, State of Georgia", prepared by Kern-Coleman & Co., LLC, dated March 17, 2008 and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 40-S, Pages 104-A, 104-B and 104-C.

NOW THEREFORE, Declarant hereby declares that all the property described above and such additions thereto as may hereinafter be made shall be held, sold and conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions for Spring Lakes recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Books 313-Z, Page 624, which restrictions, covenants and conditions are for the purpose of protecting the value and desirability of and which shall run with, the real property described above and shall be binding upon all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and affixed its seal the day and year first above written.

(SIGNATURE PAGE FOLLOWS)

NORTH GODLEY DEVELOPERS, INC.

By: [Signature]
Jack Wardlaw, Secretary

Signed, sealed and delivered this 15 day of Jan, 2009 in the presence of:

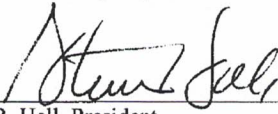
Witness [Signature]
Notary Public



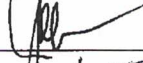

BUILDER ACKNOWLEDGMENT
OF THE SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASES 2-A & 2-B

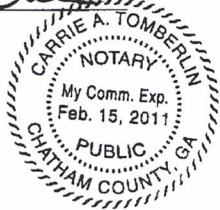
BOOK PAGE
347 R 470

SRH Investments, LLC, having purchased lots in Spring Lakes, Phases 2-A & 2-B from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Stephen R. Hall, President

Signed, sealed and delivered this 15th day
of January, 2009 in the presence of:

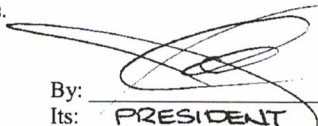

Witness

Notary Public





BUILDER ACKNOWLEDGMENT
OF THE SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASES 2-A & 2-B

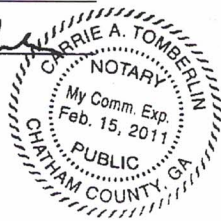
BOOK 347 R
PAGE 471

Jerry C. Wardlaw Construction, Inc., having purchased lots in Spring Lakes, Phases 2-A & 2-B from Developer, hereby acknowledges and consents to the foregoing covenants, conditions, liens, restrictions and easements.

By: 
Its: PRESIDENT

Signed, sealed and delivered this 15th day
of January, 2009 in the presence of:


Witness

Notary Public



Clock#: 1478383
FILED FOR RECORD
1/07/2013 09:22am
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia


Doc ID: 031298210002 Type: COVE
Recorded: 10/01/2018 at 08:50:06 AM
Fee Amt: \$14.00 Page 1 of 2
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 1458 PG 341-342

383 BOOK
X PAGE
036

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: William W. Shearouse, Jr.
14 E. State Street
Savannah, Georgia 31401

W&H

STATE OF GEORGLA)
)
COUNTY OF CHATHAM)

**Re-record to correct
title to reflect Phase
1D-3

**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SPRING LAKES, PHASE 1D-3**
1D-3

WITNESSETH

WHEREAS, Declarant is the owner of that certain property located in Savannah, Chatham County, Georgia, and being more particularly described as Spring Lakes Subdivision, Phase 1D-3 and a revision to Phase 1D-1 and 1D-2, being a Major Subdivision of the "Future Development, Reserved for Townhomes" portion of Spring Lakes, Phase 1C, Tract K-2 of the Highlands at Godley Station 8th G.M. District, City of Savannah, Chatham County, Georgia, as more particularly described on that certain Subdivision Map of Spring Lakes Subdivision, Phase 1D-3, prepared by Kern-Coleman and Co., LLC, and being recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 40-S, Page 93; and,

WHEREAS, Declarant is the owner of that certain property located in Savannah, Chatham County, Georgia, and being more particularly described as Spring Lakes Subdivision, Phase 1D-4, being a Major Subdivision of the "Future Development, Reserved for Townhomes" portion of Spring Lakes, Phase 1C, Tract K-2 of the Highlands at Godley Station 8th G.M. District, City of Savannah, Chatham County, Georgia, as more particularly described on that certain Subdivision Map of Spring Lakes Subdivision, Phase 1D-4, prepared by Kern-Coleman and Co., LLC, and being recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 41-S, Page 52.

NOW, THEREFORE, Declarant hereby declares that all the property described above and such additions thereto as may hereinafter be made shall be held, sold, and conveyed subject to the certain Declaration of Covenants, Conditions and Restrictions for Spring Lakes Subdivision recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Deed Record Book 313-Z,

*Tristanto
10-1704-05*

Page 624, which restrictions, covenants, and conditions are for the purpose or protecting the value and desirability of and which shall run with, the real property described above and shall be binding upon all parties having any right, title, or interest in the above-described property or any part thereof, their heirs, successors and assigns and sure inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto caused this instrument to be executed as of the day and year first above written as the date hereof.

BOOK
PAGE
383 X 037

~~NORTH GODLEY DEVELOPERS, INC.~~

By: Jack Wardlaw, Secretary

Attest: [Signature]

Executed in the presence of:

[Signature]
Witness

[Signature]
Notary Public



Doc ID: 031298220001 Type: WD
Recorded: 10/01/2018 at 08:56:22 AM
Fee Amt: \$169.90 Page 1 of 1
Transfer Tax: \$159.90
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK **1458** PG **343**

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: WILLIAM W. SHEAROUSE, JR.
14 E. State Street
Savannah, Georgia 31401

STATE OF GEORGIA
COUNTY OF CHATHAM

WARRANTY DEED

THIS INDENTURE, made this 27th day of September, 2018, between LANDMARK 24 HOMES OF GEORGIA, LLC, as party or parties of the first part, hereinunder called Grantor, and RUBEN V. TRISTANTO, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, the following described property, to-wit;

All that certain lot, tract or parcel of land situate, lying and being in the City of Savannah, County of Chatham, State of Georgia and being known and designated as Lot 1022, Spring Lakes Subdivision as more particularly shown and described on that certain subdivision map and/or plat entitled "SPRING LAKES SUBDIVISION, PHASE 1D-5, A SUBDIVISION OF LOT B, A PORTION OF SPRING LAKES, PHASE 1C, TRACT 5-2 OF THE HIGHLANDS AT GODLEY STATION, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA" prepared for Landmark 24 Homes of Savannah, LLC by Coleman Company, Inc. and recorded in Map Book 51, Page 449, in the Office of the Clerk of the Superior Court of Chatham County, Georgia.

Subject, however, to all easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee forever in FEE SIMPLE. Grantor expressly covenants that Grantor is seized of said property in good fee simple title and that Grantor has the full right, power and authority to convey the same; that the said property and the Grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charged, changed, impaired or defeated and that the Grantor will forever WARRANT and DEFEND the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument by and through its duly authorized Corporate Officers with the Corporate Seal affixed thereto on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Michelle Gutierrez
Witness

Notary Public
My commission expires: _____

File No: 18170405 - TRISTANTO



LANDMARK 24 HOMES OF GEORGIA, LLC

By: [Signature]
HELEN ANDERSON, ASSISTANT SECRETARY

