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WATSON SPENCE LLP
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CLERK, PLEASE CROSS REFERENCE TO:
DEED BOOK 2009, PAGE 272,
DEED BOOK 2014, PAGE 192,
LEE COUNTY LAND RECORDS

SECOND AMENDMENT
TO
DECLARATION OF COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS
FOR
THE VILLAS AT OAKLAND PLANTATION

SECOND AMENDMENT
TO
DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS
FOR
THE VILLAS AT OAKLAND PLANTATION

THIS SECOND AMENDMENT TO DECLARATION ("Second Amendment") made as of the 16th day of September, 2019, by **OAKLAND PLANTATION PARTNERS, LLC** (hereinafter referred to as "Declarant"), as follows:

WITNESSETH:

WHEREAS, Declarant, as the owner and developer of certain real property (the "Property") located in Land Lot 230 of the Second Land District in Lee County, Georgia, previously executed and recorded a Declaration of Covenants, Conditions, Easements and Restrictions (the "Original Declaration") covering the Property, which Declaration is recorded in Deed Book 2009, page 272, Lee County land records; and

WHEREAS, Declarant amended the Original Declaration by that certain Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for The Villas at Oakland Plantation (the "Amendment") as of August 20, 2018, as recorded in Deed Book 2014, Page 192, Lee County land records (the Original Declaration and the Amendment hereinafter collectively the "Declaration"); and

WHEREAS, the original plat (the "Original Plat") of the Property is recorded in Plat Book PCF, Pages 187 and 188, in the office of the Clerk of Superior Court of Lee County; and

WHEREAS, the Original Plat was updated and superseded by the revised, updated plat (the "First Revised Plat") of the Property as recorded in Plat Book PCF, Pages 195 and 196, in the office of the Clerk of Superior Court of Lee County; and

WHEREAS, the only differences between the Original Plat and the First Revised Plat are: (a) Note 7 regarding finished floor elevations for residences has been modified to reflect that, as to Lots 10 through 30, inclusive, the minimum required finished floor elevation was reduced from 231.0 to 229.5; and (b) in the Curve Table shown on the recorded plat, several of the curve lengths have been updated and corrected; and

WHEREAS, the First Revised Plat has been updated and superseded by the revised, updated plat (the "Second Revised Plat") of the Property as recorded in **Plat Book PCF, Pages 246 and 247**, in the office of the Clerk of Superior Court of Lee County; and

WHEREAS, the only differences between the First Revised Plat and the Second Revised Plat are: (a) Lot 31 has been increased in size and re-designated as Lot 31A, as previously

revised and shown in Plat Book PCF, Page 209; (b) the Greenspace Area behind Lot 31A has been revised and reduced by virtue of the increase in the size of Lot 31A; and (c) the front yard setback for Lots 1 through 31A, inclusive, has been changed to 18 feet; and

WHEREAS, Declarant desires to amend the Declaration to update the plat reference of the Property;

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

A. The definition of "Plat" in Section 1.14 of Article I of the Declaration is amended to read as follows:

1.14 "Plat" means that certain plat prepared by Lanier Engineering, Inc., entitled "**The Villas at Oakland Plantation**", and recorded in **Plat Book PCF, Pages 246 and 247**, in the office of the Clerk of Superior Court of Lee County, Georgia.

B. A conveyance of any lot other than Lot 31A in The Villas by either the Original Plat or by the First Revised Plat or by the Second Revised Plat will be an effective conveyance of that lot, and such conveyance will be subject to the terms and provisions of the Declaration except that the above-referenced revised provisions in the Second Revised Plat will control over the similar provisions in the Original Plat and/or the First Revised Plat. Lot 31A must be conveyed by the Second Revised Plat.

C. Except as amended herein, the terms and provisions of the Declaration remain in full force and effect.

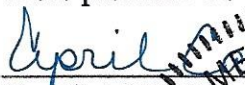
IN WITNESS WHEREOF, the undersigned duly authorized Managers of Declarant have executed this Second Amendment to Declaration as of the day and year first above written.

Oakland Plantation Partners, LLC



Barry D. Carr, Manager

Signed, sealed and delivered
in the presence of:



Unofficial Witness



John T. Phillips, III, Manager


Notary Public
My Commission Expires: 01.2022
[Affix Notary Seal Here]
180132