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## Document Preparation Only

Cross Reference:      Deed Book 179, Pages 623-653  
                                 Deed Book 192, Pages 784-787  
                                 Deed Book 355, Pages 204-209  
                                 Deed Book 834, Page 310  
                                 Deed Book 837, Pages 358-359  
                                 Deed Book 875, Pages 246-269

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STATE OF GEORGIA  
COUNTY OF UNION

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR ARROWHEAD VALLEY RV PARK**

THIS AMENDMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by the requisite vote of lot owners in Arrowhead Valley R.V. Park, acting by and through Arrowhead Valley R.V. Park Homeowners Association, Inc., a Georgia Nonprofit Corporation, hereinafter called "HOA" or Association";

WHEREAS, the original Declaration to which this Amendment pertains is recorded in Deed Book 179, Pages 623-653, and as amended by those Modifications of Declaration of Covenants, Conditions and Restrictions for Arrowhead Valley R.V. Park, Inc. as recorded in Deed Book 192, Pages 784-787, Union County, Georgia Records; and as amended by those certain Arrowhead Valley Owners Association Covenant Amendments as recorded in Deed Book 355, Pages 204-209, Union County, Georgia Records; and as amended by those certain Modification of Declaration of Covenants and Restrictions for Arrowhead Valley RV Park Homeowners Association, Inc. as recorded in Deed Book 834, Page 310, Union County, Georgia Records; and as amended by those certain Modifications of Declaration of Covenants, Conditions and Restrictions for Arrowhead Valley R.V. Park, Inc. as recorded in Deed Book 837, Pages 358-359, Union County, Georgia Records; and as Amended and Restated by those certain Declaration of Covenants, Conditions and Restrictions for Arrowhead Valley RV Park Homeowners Association, Inc. as recorded in Deed Book 875, Pages 246-269, Union County, Georgia Records (collectively hereinafter referred to as "Declaration").

WHEREAS, the HOA is a Georgia non-profit corporation duly organized and created on June 10, 1998. The Association acts pursuant to its Bylaws and the Declaration;

WHEREAS, the affirmative vote or written consent of members representing two-thirds (2/3) or more of the total voting power of the Association authorized to vote on amendments as

set forth and authorized by the Declaration. Evidence of such affirmative vote or written consent being filed in the corporate records of the Association. Said members hereby wish to amend the Declaration as stated herein, for the common welfare of owners in Arrowhead Valley RV Park and/or the orderly economic development of the subdivision;

NOW, THEREFORE, the undersigned, on behalf of the individual members does hereby declare the following amendments, which shall be and constitute restrictions running with the land and shall be binding under it, and each and all subsequent purchasers, their heirs, personal representatives, successors and assigns shall be bound by these amendments to said property or any part, parcel or portion thereof, described as follows:

**All that tract or parcel of land lying and being in the 9<sup>th</sup> District, 1<sup>st</sup> Section, Land Lot 68, Union County, Georgia, shown as Arrowhead Valley RV Park, Phase I, as set forth in Plat Book Y, Page 70, and Arrowhead Valley RV Park, Phase II, as set forth in Plat Book 31, Page 249, Union County, Georgia Records, to which reference is hereby made for a more complete and accurate legal description.**

#### AMENDMENT TO DECLARATION

- 1) Article X, Section 9, Limitation on Number of Recreational Vehicle Units of the Declaration is deleted in its entirety, and replaced with the following:

Article X, Section 9, Limitations on Number of Recreational Vehicle Units:  
No more than one (1) occupiable, and operationally connected recreational vehicle will be permitted on any Lot.

- 2) Article X, Section 11, Outside Installations of the Declaration is deleted in its entirety, and replaced with the following:

Article X, Section 11, Outside Installations: No hedges shall be permitted in excess of forty-eight (48) inches in height. No outdoor clothes poles, clothes lines, walls, mailboxes, radio and/or television antennas shall be permitted on any lot except for radio and/or television antennas designed for recreational vehicle use. Satellite dishes are permitted provided they conform as follows:

- (a) Satellite dishes may not be more than twenty (20) inches in diameter or mounted over seventy-two (72) inches high except for roof mounted dishes that are designed for RV use.
- (b) Multiple satellite dishes shall not be allowed on the same lot (one (1) per lot).

- 3) Article X, Section 12, Storage Buildings Permitted of the Declaration is deleted in its entirety, and replaced with the following:

Article X, Section 12, Storage Buildings Permitted: Notwithstanding any other provision hereof, except for buildings constructed or delivered onto owner's lot prior to January 1, 2010, it is expressly provided that each lot may have constructed thereon one (1) storage unit as follows:



- (a) The storage unit shall not exceed eight (8) feet by twelve (12) feet.
- (b) The storage unit shall have a wood frame construction with solid siding on all sides.
- (c) The storage unit shall be single story and shall not exceed maximum roof peak height of fourteen (14) feet.
- (d) The storage unit overhang shall not exceed sixteen (16) inches.
- (e) The storage unit roof shall be constructed of machine sawn wood shingles or hand split wood shakes, or any man-made material manufactured to replace wood shingles or hand split wood shakes, and of a color composition limited to natural looking wood shingles or wood shakes, redwood or cedar, or brown metal roofing, which must remain rust free.
- (f) The storage unit shall have a minimum of one (1) access door with security latches for closing.
- (g) The storage unit shall not have any attached permanent structures such as screen rooms, porches or other permanent structure attachments not explicitly permitted under the Declaration of Covenants, Conditions, and Restrictions for Arrowhead Valley RV Park Homeowners Association, Inc.
- (h) Closed storage space is permitted under Fifth Wheel RVs within the area defined as containing the vehicle attach point, bounded by the RV width/depth in that area. Construction must be of solid wood or substantial materials intended for that purpose.

- 4) Article X, Section 23, Decks of the Declaration is deleted in its entirety, and replaced with the following:

Article X, Section 23, Decks: Decks may be constructed on the owner's lot but must conform to the following guidelines:

- (a) Decks must be constructed of redwood, cedar, pressure treated lumber, or any man-made material that looks like wood and must conform to all local and state building codes.
- (b) Deck railing must be installed and shall not exceed thirty-six (36) inches in height. Railings shall be soundly constructed of substantial materials with post and supports at safe intervals.
- (c) Deck railings must be constructed using pressure treated wood materials, aluminum, textured aluminum, vinyl, steel, or any man-made material that looks like wood for banisters, balustrades, support posts, and railings. If steel is to be used, it must remain painted and rust free. Wood lattice may be used in the construction of railings, but must be pressure treated type, and a minimum of three-eighths (3/8) inch thickness. Manmade lattice that looks like wood may also be used. When used for deck railing inserts, lattice must be securely attached to wood framing on all sides for stability.
- (d) Decks shall not exceed thirty (30) inches in height as measured from the ground level to deck floor, unless such height would restrict or otherwise limit the ingress/egress to an owner occupied recreational vehicle, in which case the height of the deck may be increased to a height not to exceed the doorway threshold opening to same Recreational Vehicle.

- (e) Storage under decks is not allowed unless the deck is skirted. Acceptable skirting materials are:
  - 1. Solid wood fence- treated pine, fir, cedar or cypress.
  - 2. Lattice- pressure treated wood materials or any man-made material that matches either the color of the deck or the recreational vehicle.
- 5) Article X, Section 25, Fences of the Declaration is deleted in its entirety, and replaced with the following:

Article X, Section 25, Fences: Allowances, Requirements and Restrictions. Some types of fencing may be constructed on the owner's lot but such fencing must conform to the following material, architecture, and construction restrictions:

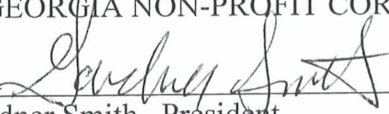
- 1. Acceptable Fence Materials:
  - a. Split rail- typical split hardwood log type fencing that is rot resistant.
  - b. Solid wood fence- Treated pine, fir, cedar or cypress of 4", 6" or 8" widths with minimum 3/4" thickness.
  - c. Wood veneer- Treated wood sheeting (T111) generally purchased in 4x8 sheets.
  - d. Lattice- Not allowed as fencing material, except for deck railing inserts, deck skirting, or enclosures for propane tanks, cable TV connection boxes, sewer connections, or electrical utility meters- so long as such enclosure does not restrict emergency access as required by any local, county or state government regulation.
  - e. Man-made material that looks like wood is permitted.
  - f. Durable, low maintenance vinyl fence panel systems are permitted.
- 2. Architecture:
  - a. All fencing must be of sturdy construction not exceeding forty-eight (48) inches in height. The height may be extended to the height of exposed utilities (i.e. power meter, cable boxes, etc.) in order to shield such utility exposure.
  - b. Fence posts must be anchored in concrete at a depth of two (2) feet or set in tamped earth at a minimum depth of three (3) feet. For fencing installed in front of an RV, the fencing must be easily removable to allow the RV access to and from the lot.
  - c. Fence sections must be no longer than eight (8) feet between anchor posts, unless this section is in the front of the RV.
  - d. All fencing must be supported at top and bottom between support posts (exception is split rail type).
- 3. Fence Location and Required Fencing:
  - a. Fencing may be constructed on an owner's lot along the boundary of the water, power, sewer utilities adjacent to the RV parking site to shield such utilities from view. Such fencing must be confined to the area adjacent to the utilities on the lot. Maximum length of this fencing is twenty-four (24) feet. Maximum fencing width (perpendicular to length dimension) shall be thirty-six (36) inches. Gates are permitted

- but must have security latches for closing and conform to the fence style.
- b. Fencing may be constructed along the sides and rear boundary lines of the owner's lot. Any boundary fencing on lots with property boundaries along Conley Creek must not be constructed closer than ten (10) feet from the top of Conley Creek bank's edge. Boundary line fencing shall be of the split rail type only and must conform to the guidelines set forth in Article X, Section 25.
  - c. Fencing, shrubbery, plants, yard art or other permanent objects may not be placed on public roadway easements or rights of way.

Except as amended herein, the Declaration remains as stated in the records of Union County, Georgia.

IN WITNESS WHEREOF, the undersigned hereby sets their hand and seals the day and year first above written.

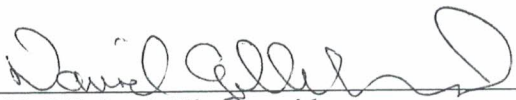
ARROWHEAD VALLEY R.V. PARK  
HOMEOWNERS ASSOCIATION, INC.  
A GEORGIA NON-PROFIT CORPORATION

By:   
Gardner Smith, President

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public  
My Commission Expires:

By:   
David Gilleland, Vice-president

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public  
My Commission Expires: