

06-2025 03:57 PM . DOC# D2025-003534 After Recording Remrn to:

Akins & Davenport, P.C.  
P.O. Box 923  
Blairsville, GA 30514

JUDY ODOM

CLERK OF COURT UNION COUNTY

Document Preparation Only

Cross Reference: Deed Book 179, Pages 623-653

Deed Book 192, Pages 784-  
787Deed Book 355, Pages 204-  
209 Deed Book 834, Page 310  
Deed Book 837, Pages 358-  
359Deed Book 875, Pages 246-269  
Deed Book 1240, Pages 556-  
560

---

STATE OF GEORGIA COUNTY  
OF UNIONAMENDMENT TO DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR  
ARROWHEAD VALLEY RV PARK

TI--IIS ABENDLMENT is made this 6 day of August, 2025  
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 homeowners  
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; and as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for Arrowhead Valley RV Park as recorded in Deed Book 1240, Pages 556-560, 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, said requisite vote being duly obtained. 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 11, 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 2, Recreational Vehicle Use and Related Structures of the Declaration is deleted in its entirety, and replaced with the following:

Article X, Section 2, Recreational Vehicle Use and Related Structures:

All lots shall be recreational vehicle lots and shall be used for no purpose other than recreational vehicle (camping) purposes. The construction of permanent residential structures is expressly prohibited. This includes construction of permanent type covered porches, rooms, roofs over the RV, metal or wood roof awning, or other permanent structures (except decks as herein provided in Article X, Section 23), that are not part of the recreation vehicle's standard equipment options. Pergolas that conform to Article X, Section 24 are allowed.

- 2) Article X, Section 7, Pets of the Declaration is deleted in its entirety, and replaced with the following:

Article X, Section 7, Pets: Certain breeds of dogs are forbidden, including: Pit Bulls; American Bull Terrier Mixes; Rottweilers; Doberman Pinschers; Akitas; Wolf-Hybrids; Mastiffs; and Great Danes. In the event that Park has concerns about the breed of animal that Tenant desires to house on Park property, Park may require certification of breed attested to and signed by Tenant's local veterinarian.

**BK:**

- All pets should have property papers; namely licenses and immunizations prior to arrival.
- No "aggressive" dogs will be allowed in the campground. (Insurance Industry Standards).
- Dogs must wear a collar and be on a leash always!
- Your dogs must always be attended and under control !
- Dogs are NEVER allowed to run freely!
- Children under age 12 shall not be allowed to walk pets.
- No excessive or constant barking, thereby disturbing your neighbors.
- If your dog digs a hole, it is your responsibility to fill it in!
- Pets owners are responsible for pet droppings.
- No pets are allowed in the swimming pool areas. \*\*
- \* \*Service dogs allowed on the pool deck, but NOT in the pool itself.
- Visitors of guests are not permitted to bring pets.
- When you leave your site, please bring the dog along, or put them inside your camping facility.

- 3) Article X, Section 24, Screened Porches of the Declaration is deleted in its entirety, and replaced with the following:

Article X, Section 24, Screened Porches: Construction of screened porches or similar structures is expressly prohibited. Add-on cloth or synthetic (i.e. nylon) type "soft" sunscreens are permitted, but only as attachments to a standard RV type awning that is affixed to the RV, Pergolas may be constructed and the foot print is not to exceed the allowable shed size length and width declared in Article X, Section 12. The height of a pergola is limited to 12 feet. A pergola is an outdoor structure with an open, grid-like rood held up by columns or posts and without walls. Pergolas are composed of columns, beams, bracing and rafters, and may have batten strips or louvers. Trellises, arbors, gazebos, and pavilions are similar to pergolas in various ways but are not types of pergolas. The pergolas roof may be covered in clear plastic material only if desired.

- 4) Article X, Section 27, Covenant Compliance Requirements of the Declaration is deleted in its entirety, and replaced with the following:

Article X, Section 27, Covenant Compliance Requirements: The use of clothes are allowed on any owner's Lot located in Arrowhead Valley RV Park Homeowners Association, Inc. This permission applies to washers located within the RV and is a standard RV model that the manufacturer installed and is considered standard equipment. Washers may not be installed on the owner's lot within their storage buildings. All washers must use septic friendly detergent and use in a manner as to not harm the septic system, if it is found that an owner caused a septic problem, that owner will be assessed damages for the repair. Additional approved clothes washers allowed for use by the members of Arrowhead Valley RV Park Homeowners Association, Inc. are those clothes

BK:

washers located within the Association owned Laundry building, adjacent to the existing main pavilion building, with said Laundry appliances connected to a separate septic tank system.

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

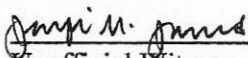
IN WITNESS WHEREOF, the undersigned hereby sets their hand and seals the day and year first above written.

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

By:


Ken Beauchesne, President

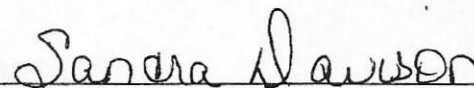
Signed, sealed and delivered in the presence of:

  
Unofficial Witness



Tawana L. Aaron  
NOTARY PUBLIC  
Union County, Georgia  
My Commission Expires  
5/3/24

  
Notary Public  
My Commission Expires:

By:   
Sandra Davison, Secretary

Signed, sealed and delivered in the presence of:

Omari M. Gurd  
Unofficial Witness

Tawana L. Aaron  
Notary Public  
My Commission Expires:



Tawana L. Aaron  
NOTARY PUBLIC  
Union County, Georgia  
My Commission Expires

5/3/26

Unofficial Itness

Tawana L. Aaron

My Commission Expires: