

Deed Book 54755 Pg 640  
Filed and Recorded Mar-25-2015 09:57am  
2015-0124506C  
Real Estate Transfer Tax \$0.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

**Return To:**  
Legacy at Riverview HOA  
PO Box 553  
Fairburn, GA 30213-0553

**Cross References:**  
Deed Book 41939, Page 649;  
Deed Book 52248, Page 357;  
Fulton County, Georgia records

**STATE OF GEORGIA**

**COUNTY OF FULTON**

**SECOND AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR  
LEGACY AT RIVERVIEW**

**THIS SECOND AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LEGACY AT RIVERVIEW (“Declaration”)** is made on the date hereinafter set forth by at least a two-thirds majority of the Homeowners of the Association (hereinafter referred to as the **“Owners”**).

**WITNESSETH:**

**WHEREAS**, Declarant recorded or caused to be recorded that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Legacy at Riverview (as the same may have been amended, modified and/or supplemented from time to time, the “Declaration”), which was recorded on February 13, 2006 in Deed Book 41939, Page 649 of the real property records of Fulton County, Georgia; and

**WHEREAS**, Article XI, Section 11.5 of the Declaration, provides that “[t]he rights of Declarant to take, approve or consent to actions under this Declaration, the Articles of Incorporation and the Bylaws shall cease and be of no further force and effect upon.....the date that the Declarant no longer owns any property in the Community and a certificate of occupancy has been issued for a dwelling on each Lot in the Community”; and

**WHEREAS**, Article XI, Section 11.6 of the Declaration, provides that “.....[the] Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of the Owners of at least two-thirds (2/3) of the Lots....”

**NOW, THEREFORE**, the Original Declaration is amended by the Owners with the revision of the following:

*Article 3, Section 3.3 entitled **“Notice of Sale, Lease or Acquisition”** of the Original Declaration is hereby amended by revising the aforeto and adding additional sections as follows:*

3.3 Notice of Sale or Acquisition. Prior to the sale of a Lot, the Owner shall provide the Association with written notice of the name of the purchaser and such other information as the Board may reasonably require. Upon acquisition of a Lot, each new Owner shall provide the Association with written notice of the name and mailing address of the Owner and such other information as the Board may reasonably require.

3.4 Rental Maximum. The maximum percentage of Lots allowable for rent, at any given time, shall be no more than ten percent (10%) of the total number of Lots in the Community. All Owners of Lots as of the date of this Amendment shall be exempted from this Section unless there is a transfer of title, in whole or part, subsequent to the recordation date of this Amendment.

3.5 Notice and Confirmation of Lease. Prior to the lease of any Lot, the Owner shall provide the Association with notice to request confirmation that said lease will not supersede the ten percent (10%) Rental Maximum within the Community. Upon written confirmation from the Board, the Owner shall provide the Association with written notice of the name of lessee and such other information as the Board may reasonably require.

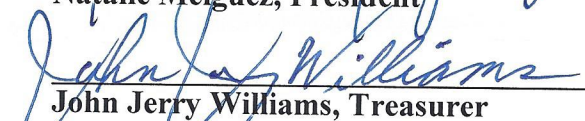
**This Second Amendment, if in conflict with any provision of the Original Declaration or any previous amendment, shall control.**

**IN WITNESS WHEREOF**, the undersigned Board of Directors, has caused this Second Amendment to the Original Declaration to be duly executed as of the day and year first stated below.

**This 11th day of March, 2015.**

**BOARD OF DIRECTORS:**

  
Natalie Meiguez, President

  
John Jerry Williams, Treasurer

  
Karen Glasgow, Secretary