

BK22439 PG0136

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
2001 MAR -8 AM 8:00  
TOM LAWLER, CLERK

Please return to:  
WEBB, TANNER & POWELL, LLP  
P. O. Box 1390  
Lawrenceville, GA 30046-1390

Clerk, please cross-reference this instrument  
to Declaration of Covenants, Restrictions, and  
Easements for Hamiltons Crossing recorded in  
Deed Book 21610, beginning at page 105, Gwinnett  
County, Georgia Deed Records.

**AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS,  
AND EASEMENTS FOR HAMILTONS CROSSING**

**THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS,  
AND EASEMENTS FOR HAMILTONS CROSSING**, recorded in Deed Book 21610, page 0105, Gwinnett  
County, Georgia Deed Records, is made this 23rd day of February, 2001, by D.G. Jenkins Development  
Corporation (hereinafter referred to as the "Declarant").

**WITNESSETH**

**WHEREAS**, Declarant is the Owner of all that tract or parcel of land lying and being in Land Lot 1 and  
Land Lot 3 of the 1<sup>st</sup> Land District, Gwinnett County, Georgia, being shown and more particularly described on  
that Final Plat for Hamiltons Crossing, Unit One, dated May 23, 2000, prepared by Precision Planning, Inc.,  
certified by Randall W. Dixon, Georgia Registered Land Surveyor No. 1678, and being recorded in Plat Book 86,  
Page 286 and 287, Clerk of Superior Court of Gwinnett County, Georgia Records, which said plat is by reference  
incorporated herein and made a part hereof (hereinafter referred to as the "Property"); and

**WHEREAS**, Declarant has subjected the Property to that certain Declaration of Covenants, Restrictions,  
and Easements for Hamiltons Crossing recorded at Deed Book 21610, page 0105, Gwinnett County, Georgia  
Deed Records (hereinafter referred to as the "Declaration"); and

**WHEREAS**, Declarant is the Declarant of the Declaration as stated therein; and

**WHEREAS**, Declarant desires to amend Article IV of the Declaration and Section 8.02 of the Declaration  
authorizes the Declarant to amend said Declaration, unilaterally and without approval of the remaining Members

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of the Association provided certain conditions are met; and

WHEREAS, the conditions as specified in Section 8.02 of the Declaration are met and Declarant now desires to amend said Declaration.

NOW THEREFORE, the Declarant hereby amends Section 4.04 of the Declaration by increasing the maximum annual assessment as stated therein to be One Hundred and Fifty Dollars and no/100 (\$150.00).

Declarant makes this Amendment by virtue of its authority contained in Section 8.02 of the Declaration and Declarant hereby certifies that it has approved such Amendment and that no other approval is necessary. All other terms and conditions of said Declaration not expressly modified herein are hereby ratified and confirmed.

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

Signed, sealed and delivered  
in the presence of:

D.G. JENKINS DEVELOPMENT  
CORPORATION

Marty Jorgensen  
Unofficial Witness

By: [Signature] (SEAL)  
David G. Jenkins, President

Melody Pullara  
Notary Public  
My commission expires: 12/19/03

