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Forsyth County, GA
Greg G. Allen Clerk Superior Ct

BK **7379** PG **493-494**

pk

Return to:
D. Thomas LeFevre
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, GA 30503

**Cross Reference to Deed Book 3614, Pages 471-495,
Forsyth County, Georgia Deed Records**

**THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR LAKE'S EDGE SUBDIVISION**

State of Georgia,
County of Forsyth.

This Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake's Edge Subdivision (hereinafter the "Declaration") entered into this 18th day of May, 2015, as approved by the Members of the Lake's Edge Homeowners Association,

WITNESSETH:

THAT on the 17th day of February, 2003, the Declaration of Covenants, Conditions and Restrictions for Lake's Edge Subdivision were executed and recorded in Deed Book 3614, pages 471-495 of the Forsyth County, Georgia Deed Records (the "Declaration"); and

THAT on the 10th day of September, 2004, a First Amendment to the Declaration was executed and recorded in Deed Book 3614, pages 496-499 of the Forsyth County, Georgia Deed Records; and

THAT on the 13th day of November, 2012, a Second Amendment to the Declaration was executed and recorded in Deed Book 6476, pages 682-687 of the Forsyth County, Georgia Deed Records; and

THAT the Declaration provides that the Declaration may be amended by the affirmative vote or written consent, or any combination thereof, of members representing 67% of the total

votes in the Association, and the consent of the Declarant, so long as the Declarant has an option to subject additional property to the Declaration; and

THAT the Declarant no longer has the option to subject additional property to the Declaration and therefore no Declarant approval is required; and

THAT after due notice a special meeting of the Owners of Lakes Edge Homeowners Association, Inc. was held on the 17th day of May, 2015, at which meeting Members representing more than 67% of the total votes in the Association voted to amend the Declaration of Covenants, Conditions and Restrictions to remove Lot 43 and Lot 44 from the coverage of the Declaration, the report of said votes being on file in the records of Lakes Edge Homeowners Association, Inc.;

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the undersigned file this Third Amendment to Declaration of Covenants, Conditions and Restrictions as follows:

1.

Lot 43 and Lot 44 as depicted on the plat for Lake's Edge Subdivision recorded in Plat Book 88, Pages 172-187 of the Forsyth County, Georgia plat records are removed from the coverage of the Declaration of Covenants Conditions and Restrictions and Exhibit "A" of the original Declaration recorded in Deed Book 3614, Pages 471-495 is amended by adding a new paragraph to the end of Exhibit "A" to read as follows:

FURTHER LESS AND EXCEPT Lot 43 and Lot 44 of Lake's Edge Subdivision as depicted on Subdivision Plat recorded in Plat Book 88, pages 172-187 of the Forsyth County, Georgia plat records which plat is incorporated herein by reference.

IN WITNESS WHEREOF, this Third Amendment has been signed, sealed and delivered on behalf of the Owners by the duly elected officers of Lake's Edge Homeowners Association, Inc.

Signed, sealed and delivered
in the presence of:

Katherine Campis
Unofficial Witness

LAKE'S EDGE HOMEOWNERS ASSOCIATION,
INC.

By: Perry Blanchfield
Perry Blanchfield, President

JALEH-MOZAYANFAR
Notary Public (Affix Seal)

Attest:

Rob Weyer
Rob Weyer, Secretary

My Commission Expires:

Dec 9, 2017

(Corporate Seal)