

DOC# 003956
FILED IN OFFICE
05/27/2021 02:53 PM
BK:1259 PG:180-183
JUDY ODOM
CLERK OF COURT
UNION COUNTY

CAMPBELL & BRANNON, L.L.C.
ATTORNEYS AT LAW
684 SEMINOLE AVE., N.E. STE 103
ATLANTA, GEORGIA 30307

H121D739N

AFTER RECORDING, RETURN TO:

Chad Henderson
Henderson Legal LLC
1350 Spring Street
Suite 485
Atlanta, Georgia 30309

STATE OF GEORGIA
COUNTY OF UNION

Cross Reference: DEED BOOK 1146, PAGE 496

NOTICE OF ANNEXATION AND AMENDMENT TO DECLARATION OF COVENANTS
THE NEST AT BRANNON RIDGE RESERVE SUBDIVISION

This Notice of Annexation and Amendment to the Declaration of Covenants is made this 6th day of May, 2021, by Tiny South, LLC, a Georgia limited liability company (hereinafter referred to as the "Declarant"), and The Nest at Brannon Ridge Reserve Homeowners Association, Inc., a Georgia nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, The Nest at Brannon Ridge Reserve (the "Community") is a residential community of single-family homes in Union County, Georgia, governed by that certain Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running with the Land for The Nest at Brannon Ridge Reserve Subdivision, recorded in Deed Book 1146, Page 496, Union County, Georgia real estate records (as such document may have been supplemented and/or amended from time to time, the "Declaration"); and

WHEREAS, Tiny South, LLC, is the Declarant as defined in Section 1.6 of the Declaration and the owner of greater than seventy-five (75%) of the Lots in the Community; and

WHEREAS, pursuant to Section 2.2 of the Declaration, Declarant has the authority unilaterally to annex Additional Property into the Declaration; and

WHEREAS, pursuant to Section 9.2 of the Declaration, Declarant has the authority unilaterally to amend the Declaration for any purpose; and

WHEREAS, Declarant desires to amend the Declaration, and the Association desires to join in the same, as evidenced by their execution of this Amendment herein below;

NOW, THEREFORE, pursuant to Sections 2.2 and 9.2 thereof, the Declaration is hereby amended as follows:

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(1) Declarant hereby declares that all of the property as described on Exhibit A attached hereto is annexed to and made a part of the Community, subject to the Declaration, and henceforth shall be held, sold, transferred, conveyed, used, occupied and mortgaged or otherwise encumbered subject to all covenants, conditions, restrictions, easements, assessments, and liens set forth in the Declaration, as amended hereby, which are for the purpose of protecting the value and desirability of, and which shall run with the title to, the said property, and which shall be binding upon all persons or entities having any right, title, or interest in the said property, their respective heirs, legal representatives, successors, successors-in-title and assigns, for the benefit of all owners of property subject to the Declaration.

(2) The Declaration is hereby amended by adding to Article Two thereof the following new Section 2.3:

2.3 WITHDRAWAL OF PROPERTY. Declarant reserves the absolute right to withdraw from this Declaration any Lots or other portions of the Property, at its sole discretion, with the consent of the owner(s) if Declarant is not the owner of the same. Any such withdrawal shall be effective upon recording of an amendment to the Declaration executed by Declarant, without the need for any consent of the Association or other Owners.

(3) Section 4.1 of the Declaration is hereby amended by adding thereto the following:

(m) Notwithstanding the above or anything else herein to the contrary, this Section 4.1 shall not apply and shall not be applicable to the following three (3) Lots, which are part of the Additional Property being annexed on the date hereof: Lots 5, 8, and 13 of the property formerly known as Brannon Ridge Reserve. The said exemption shall apply to each of the said Lots, in perpetuity, regardless of whether the same is vacant or has a structure built upon it now or hereafter. This Section 4.1(m) may not be amended as to any of the said Lots without the written consent of the owner thereof, provided the same may be amended as to future owners of each such Lot, effective upon acquisition of the same by the new owner thereof.

(4) Section 4.3 of the Declaration is hereby amended by adding thereto the following:

(h) Notwithstanding the above or anything else herein to the contrary, this Section 4.3 shall not apply and shall not be applicable to the following three (3) Lots, which are part of the Additional Property being annexed on the date hereof: Lots 5, 8, and 13 of the property formerly known as Brannon Ridge Reserve. The said exemption shall apply to each of the said Lots, in perpetuity, regardless of whether the same is vacant or has a structure built upon it now or hereafter. This Section 4.3(h) may not be amended as to any of the said Lots without the written consent of the owner thereof, provided the same may be amended as to future owners of each such Lot, effective upon acquisition of the same by the new owner thereof.

(5) Section 7.2 of the Declaration is hereby amended by adding thereto the following:

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(g) Notwithstanding the above or anything else herein to the contrary, the annual Association assessment shall be either (i) thirty percent (30%) of the annual Association assessment as set forth in Section 7.2(a) hereof, as the same may be amended from time to time, or (ii) one hundred twenty-five dollars (\$125.00), whichever is greater, per Lot per year, for the following three (3) Lots, which are part of the Additional Property being annexed on the date hereof: Lots 5, 8, and 13 of the property formerly known as Brannon Ridge Reserve. The said reduced annual assessment shall apply to each of the said Lots, in perpetuity, regardless of whether the same is vacant or has a structure built upon it now or hereafter. This Section 7.2(g) may not be amended as to any of the said Lots without the written consent of the owner thereof, provided the same may be amended as to future owners of each such Lot, effective upon acquisition of the same by the new owner thereof.

ALL OTHER TERMS and provisions of the Declaration shall remain unchanged except as set forth herein or as previously amended. All capitalized terms not defined herein shall have the meanings set forth in the Declaration. The recitals contained in the preamble hereto shall be construed in all respects as an integral part of this Amendment. If any provision of the Declaration conflicts with any provision of this Amendment, then this Amendment shall control.

IN WITNESS WHEREOF, the undersigned does hereby adopt and approve the above, and consents thereto, effective the date first above written.

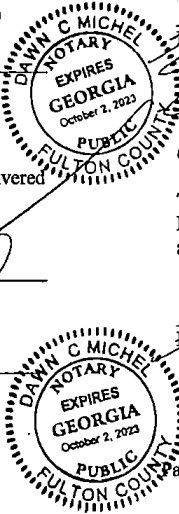
Signed, sealed and delivered
in the presence of:

TINY SOUTH, LLC,
a Georgia limited liability company

Unofficial Witness

By: Kim Bucciero, Managing Member (SEAL)

Notary Public



Signed, sealed and delivered
in the presence of:

Consented and agreed to by:

THE NEST AT BRANNON RIDGE RESERVE
HOMEOWNERS ASSOCIATION, INC.,
a Georgia nonprofit corporation

Unofficial Witness

By: Kim Bucciero, its President

Notary Public



[CORPORATE SEAL]

EXHIBIT "A"

Additional Property

All that tract or parcel of land lying and being in Land Lots 17 and 20, 9th District, 1st Section, Union County, Georgia, being Lots 1 through 15, inclusive, of Brannon Ridge Reserve Subdivision, Phase 1, as shown on plat of survey by Southern Geosystems, Ltd., dated September 1, 2005, last revised April 6, 2010, recorded in Plat Book 63, Page 181, Union County, Georgia records, which recorded plat is incorporated herein and made a part of this description by reference.

DOC# 003957
FILED IN OFFICE
05/27/2021 02:53 PM
BK:1259 PG:184-185
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664 SEMINOLE AVE., N.E, STE 103
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Cross Reference: DEED BOOK 669, PAGE 109
DEED BOOK 839, PAGE 665
DEED BOOK 839, PAGE 671
DEED BOOK 1146, PAGE 496

**AMENDMENT AND RESTATEMENT OF DECLARATION OF RESTRICTIONS,
LIMITATIONS AND COVENANTS RUNNING WITH THE LAND
BRANNON RIDGE RESERVE**

This Amendment and Restatement of the Declaration of Restrictions, Limitations and Covenants Running with the Land for Brannon Ridge Reserve is made this 6th day of May, 2021, by TINY SOUTH, LLC, a Georgia limited liability company ("Owner").

WITNESSETH:

WHEREAS, Brannon Ridge Reserve (the "Community") is a residential community in Union County, Georgia, currently governed by that certain Declaration of Covenants recorded August 3, 2010, in Deed Book 839, Page 665, Union County, Georgia real estate records (the "Current Declaration"), which replaced in its entirety the original Declaration for the Community recorded in Deed Book 669, Page 109, aforesaid records (the "Original Declaration"); and

WHEREAS, the Original Declaration was terminated by that certain Affidavit of Revocation recorded August 3, 2010, in Deed Book 839, Page 671, aforesaid records, and replaced in its entirety with the Current Declaration; and

WHEREAS, under Paragraph 18 of the Current Declaration, the same may be amended upon the affirmative vote or consent of the owner(s) of no less than two-thirds (2/3) of the lots in the Community; and

WHEREAS, the undersigned Owner is the owner of ten (10) out of fifteen (15) of the lots in the Community; and

WHEREAS, the Owner desires to amend and restate the Declaration, as evidenced by its execution of this Amendment and Restatement herein below;

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NOW, THEREFORE, pursuant to Paragraph 18 of the Current Declaration, the same is hereby amended and restated as follows, to be effective as of the date this Amendment and Restatement is recorded in the deed records for Union County, Georgia:

1. The Current Declaration is hereby revoked and replaced in its entirety with that certain Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running with the Land for The Nest at Brannon Ridge Reserve Subdivision, recorded in Deed Book 1146, Page 496, aforesaid records (the "New Declaration").

2. Immediately upon recordation of this instrument and that certain Notice of Annexation and Amendment to the Declaration of Covenants filed concurrently herewith (the "Amendment"), the Community shall be governed solely by the New Declaration, as amended by the Amendment, and shall be deemed in all respects and for all purposes to be part of The Nest at Brannon Ridge Reserve, and subject to the governance of The Nest at Brannon Ridge Reserve Homeowners Association, Inc.

The recitals contained in the preamble hereto shall be construed in all respects as an integral part of this Amendment and Restatement.

IN WITNESS WHEREOF, the undersigned does hereby adopt and approve the above, and consents thereto, effective the date first above written.

Signed, sealed and delivered in the presence of:

TINY SOUTH, LLC,
a Georgia limited liability company

Unofficial Witness

By: Kim Bucciero, Managing Member

Notary Public

