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#### **AMENDMENTS**

# MORGAN'S CROSSING SUBDIVISION'S DELARA TION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This is an amendment to the Morgan's Crossing Subdivision Declaration of Covenants, Conditions and Restriction filed and recorded on May 30, 2003, by the Clerk of the Superior Court of Walton County, Deed Book 1685, Page 325-375.

The legal description to the property:

All that tract or parcel of land, together with all improvements thereon, situated, lyinl and being in the State of Georgia, County of Walton, located in Land Lots 8 & 27,3 r District, G.M.D.419, containing 72.006 acres, as shown by a plat of survey entitled "Survey For Donald L. Poss," prepared by John F. Brewer and Associates, certified by John F. Brewer, Georgia Registered Land Surveyor No. 2115, dated October 31, 2000, recorded in Plat Book 85, page 42, Clerk's Office, Walton Superior Court, reference to said plat of survey and the record thereof being hereby made for a more complete description.



The following articles, paragraphs and provisions are amended as follows:

- 7.13 Outdoor Furniture and Recreational Facilities
- (a) No furniture shall be placed, kept, installed, maintained, or located on the front or side yards or areas of a Lot or Dwelling. Any furniture placed, kept, installed, maintained or located at the rear or behind a Dwelling shall, to the greatest extent practicable, be located so that the same shall not be visible from any street. With the exception that appropriate furniture is allowed on covered front porches and decks.

### 8.27 Landscaping

- (e) No bird baths, fountains, reflectors, flagpoles, statues, lawn sculptures, lawn furnishings, artificial plants, rock gardens, rock walls, bird houses or other fixtures and accessories shall be placed or installed within the front or side lots of any Lot or Dwelling. Non-seasonal wreaths displayed on front doors are exempt from this section, unless they are found to be in poor taste by the ARC. The following items will be allowed under the covered areas of front porches only and with the following restrictions.
  - 1. Statues no taller than 18 inches and no wider than 12 inches. Maximum of 2.

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- Artificial plants (no hanging baskets) in baskets or pots of earth tone or white colors no taller than 4 feet. Maximum of 2.
- 3. Other items may be also be submitted to the ARC for review

All items must be approved by the ARC and none of the items may be placed or maintained in a manner that would obstruct the door or walkway into the home. All items must be kept clean and free of trash.

### 8.12 Garages

- (c) Garages shall not be used for storage or for any other purposes or uses that would result in the garage being unavailable for the parking of vehicles therein. All resident owners and their respective family members shall be permitted to park their personal automobiles within the confines oftheir driveway under the following restrictions.
  - Said automobile must be legally licensed and have the proper registration required by Georgia State law.
  - Said automobile must be in good running condition, clean in appearance and cannot be displayed "For Sale".
  - The total combined number of automobiles parked within the confines of the driveway by the owner and occupant of any dwelling may not exceed a maximum of two.
  - 4. This attachment does not allow the owner of any dwelling the use of the garages for storage, or any other purposes that would make the garages unavailable for parking of vehicles. There must be space available for parking of the vehicle in the garages by the owner or occupant at all times.
  - Any and all vehicles must be parked in the driveway and not on the grass or in the street.
  - The ARC will have the final say regarding condition and appearance of any vehicle parked in any driveway.

In Witness Whereof, Morgan's Crossing Home Owners Association President has caused this Declaration to be duly executed as on April~, 2008.

Association President:

**Charles Conner** 

Unofficial Witness: n

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### NOTARY:

I, the undersigned, a notary public in and for said County in said State, hereby certify that Charles Conner whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand ap.d official seal, this the.A ay of y/ LILL. r1., **Notary Public** My Commission Expir~s: Notary Public, Wallon County, Georgia My STATE OF GEORGIA

COUNTY OF WALTON

Commission Expires March 30, 2012