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Recorder's Cross-Reference: Declaration: Book: 3367
Page: 240

COUNTY OF GWINNETT

STATE OF GEORGIA

**AMENDMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR RIVERBROOKE SUBDIVISION**

THIS AMENDMENT is made this 1st day of September, 2004 by Riverbrooke, LLC, a Georgia limited liability company ("Declarant").

WITNESSETH

WHEREAS, Declarant recorded that certain Declaration of Covenants, Conditions, and Restrictions, on June 7, 2004 in Book 3367, Page 240 of the records of the Clerk of the Superior Court of Forsyth County, Georgia (the "Declaration"); and

WHEREAS, pursuant to Section 15.2(a) of the Declaration, during the Class "B" Control Period, Declarant may unilaterally amend the Declaration for any purpose; and

WHEREAS, pursuant to Section 1.6 of the Declaration, the Class "B" Control Period is the period of time during which the Class "B" Member appoints a majority of the members of the board of directors pursuant to Section 3.3 of the By-Laws of the Riverbrooke Homeowners Association, Inc. (the "By-Laws"); and

WHEREAS, pursuant to Section 3.3 of the By-Laws, the Class "B" Member has the right to appoint the board of directors so long as the Class "B" membership exists; and

WHEREAS, pursuant to Section 3.3 of the Declaration, the Class "B" membership shall terminate upon the earlier of: (a) when 100% of the property described on Exhibit "A" to the Declaration and any property described on Exhibit "B" that is anticipated to be developed pursuant to the Land Plan have been developed and conveyed to Owners for residential occupancy; (b) December 31, 2012; or (c) when Declarant voluntarily terminates such membership earlier by recording a written notice of termination; and

WHEREAS, Declarant desires to amend the Declaration to clarify maintenance standards for the good of the Riverbrooke community; and

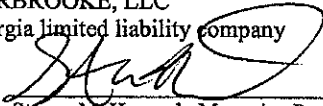
WHEREAS, the Class "B" Control Period is still in effect;

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby amends Section 5.2 of the Declaration by the addition of the following provision:

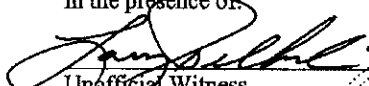
All Units shall be well-maintained, presenting a neat and tidy appearance, including, but not limited to, a reasonably manicured lawn, trimmed hedges, and weeded islands, if any. Units shall also display white or almond mini-blinds or lined window treatments, so that the external appearance of the dwelling on the Unit is of uniformly-colored window treatments. Alternate colors for the portion of window treatments visible from the exterior of a dwelling may be approved by the Architectural Review Committee pursuant to the provisions of Article IX.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment on the date and year first written above.


DECLARANT: RIVERBROOKE, LLC
a Georgia limited liability company

By: 
Steven M. Hornyak, Managing Partner

Signed, sealed, and delivered
In the presence of:


Unofficial Witness

Unofficial Witness


Notary Public

[NOTARIAL SEAL]

My commission expires:

