Type: STATE LAND RECORDS Recorded: 4/17/2025 10:29:00 AM Fee Amt: \$25.00 Page 1 of 17

Forsyth County, GA

Greg G. Allen Clerk Superior Ct

BK 11511 PG 680 - 696

STATE OF GEORGIA COUNTY OF FORSYTH

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE MANOR AT HARMON LAKE

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for The Manor at Harmon Lake dated June 16, 2004 was recorded in Deed Book 3380, Pages 358-376, Forsyth County, Georgia Deed Records ("Declaration"); and

WHEREAS, the Declaration was renewed by that certain Renewal of Declaration of Covenants, Conditions, and Restrictions for The Manor at Harmon Lake, recorded in Deed Book 11266, Pages 9-28 of the Forsyth County deed records; and

WHEREAS, pursuant to Article VII, Section 3 of the Declaration, after the first twenty year term of the Declaration, the Declaration may be amended by an instrument signed by seventy five percent (75%) of the Lot Owners; and

WHEREAS, the requisite percentage of Lot Owners have agreed to amend the Declaration in as set forth in this First Amendment Declaration of Covenants, Conditions, and Restrictions for The Manor at Harmon Lake;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. The following Article is added to and included in the Declaration:

Article IX, Election to be Governed by Georgia Property Owners' Association Act

The Lot Owners hereby affirmatively elect for The Manor at Harmon Lake Subdivision, as depicted in a certain plat recorded at Plat Book 81, Pages 133-138, Forsyth County, Georgia Deed Records, to be governed by the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, *et. seq.*

2. Article VII, General Provisions, Section 3 is hereby amended and restated as follows:

Section 3. Automatic Renewal

The Declaration shall run with the land and bind all Lots and other land within the subdivision for a term of 20 years from the date the Declaration is recorded and shall be automatically renewed for successive periods of 10 years.

3. Article VII, General Provisions, is hereby amended to include the following Section 6:

Section 6. Amendment

This Declaration may be amended in any respect by a two thirds (2/3) vote of the Lot Owners and members of the Association taken at any regular or specially called meeting of the Association. Any amendment to the Declaration shall be evidenced by (a) the execution of the amendment by two thirds (2/3) of the Lot Owners or (b) the sworn statement of the president, of any vice president, or of the secretary of the Association attached to or incorporated in an amendment executed by the Association, which sworn statement states unequivocally that agreement of the required number of Lot Owners was lawfully obtained and that all notices required by the Declaration and By Laws of the Association were properly given. Any such amendment shall become effective when recorded in the deed records of Forsyth County, Georgia.

- 4. Article VII, General Provisions, Sections 4 and 5 are deleted in their entirety.
- 5. Article VIII, Special Stipulations is deleted in its entirety.

IN WITNESS WHEREOF, the ur	ndersigned Lot Owners have hereunto set his/her hands a	nd
seals this Mar day of November	, 2024	

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

Danielle Holly Ritacco NOTARY PUBLIC Forsyth County, Georgia

My Commission Expires 3/11/2026

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

Danielle Holly Ritacco NOTARY PUBLIC Forsyth County, Georgia My Commission Expires 3/11/2028

Signed, sealed and delivered in the

presence of

Unofficial Witness

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Forsyth County, Georgia
My Commission Expires 3/11/2026

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Danielle Holly Ritacco NOTARY PUBLIC Forsyth County, Georgia My Commission Expires 3/11/2026

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John J. Storde

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Danielle Holly Ritacco NOTARY PUBLIC Forsyth County, Georgia My Commission Expires 3/11/2026 Unofficial Witness

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Notary Public

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John Gam Hickman
Notary Public
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