

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.

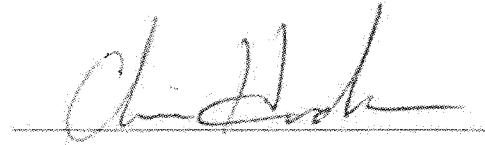
3. Article VII, General Provisions, is hereby amended to include the following Section 6:

Section 6. Amendment

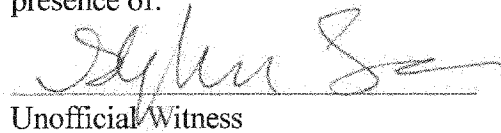
This Declaration may be amended in any respect by a two thirds (2/3) vote of the Lot Owners and members of the Association taken at any regular or specially called meeting of the Association. Any amendment to the Declaration shall be evidenced by (a) the execution of the amendment by two thirds (2/3) 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 undersigned Lot Owners have hereunto set his/her hands and seals this 19th day of November, 2024.



Signed, sealed and delivered in the presence of:

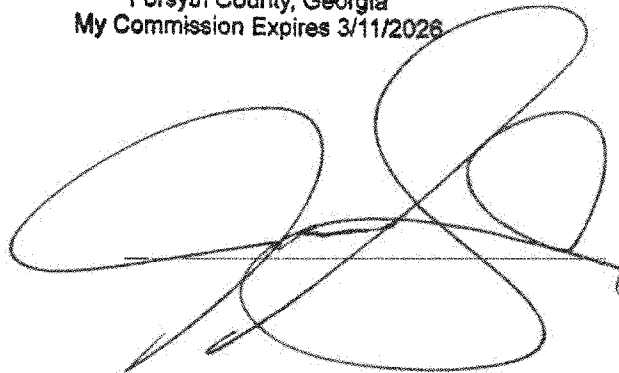


Unofficial Witness



Notary Public

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



Signed, sealed and delivered in the presence of:

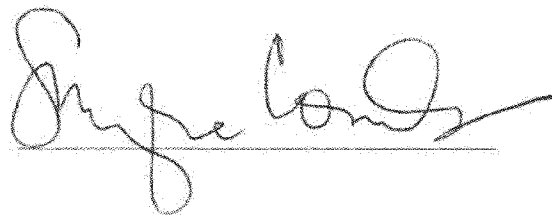


Unofficial Witness



Notary Public

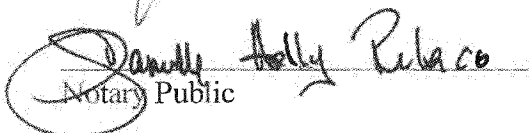
Danielle Holly Ritacco
NOTARY PUBLIC
Forsyth County, Georgia
My Commission Expires 3/11/2026



Signed, sealed and delivered in the presence of:



Unofficial Witness




Notary Public

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

Signed, sealed and delivered in the presence of:


Unofficial Witness



Notary Public


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

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public


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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

Barbara Charmain Ellis

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

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

Danielle Holly Ritacco
Notary Public

Jim Neri

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

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

Danielle Holly Ritacco
Notary Public

James E. Smith

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

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

Danielle Holly Ritacco
Notary Public

[Signature]

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

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

Danielle Holly Ritacco
Notary Public

Michelle L...

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

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

Danielle Holly Ritacco
Notary Public

[Signature]

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

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

Danielle Holly Ritacco
Notary Public

Crystal Judith Hoke

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

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

Danielle Holly Ritacco
Notary Public

Anthony T. Adams

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

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

Danielle Holly Ritacco
Notary Public

Sam Rivers

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

Danielle Holly Ritacco
Notary Public

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

[Signature]

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

Danielle Holly Ritacco
Notary Public

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

[Signature]

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

Danielle Holly Ritacco
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[Signature]

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presence of:

[Signature]
Unofficial Witness

Danielle Holly Ritacco
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My Commission Expires 3/11/2026

Chris M Smith

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

Danielle Holly Ritacco
Notary Public

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

Joshua D Whitney

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

Danielle Holly Ritacco
Notary Public

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

[Signature]

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presence of:

[Signature]
Unofficial Witness

Danielle Holly Ritacco
Notary Public

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NOTARY PUBLIC
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My Commission Expires 3/11/2026

Logan Rider

Signed, sealed and delivered in the
presence of:

[Signature]
Unofficial Witness

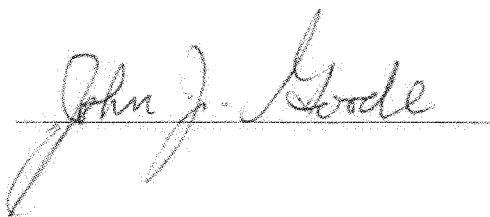
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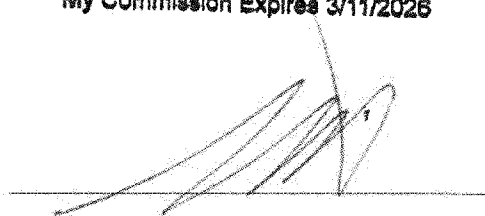
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Unofficial Witness


Notary Public



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Notary Public

Danielle Holly Ritacco
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Signed, sealed and delivered in the presence of:

VOID

Unofficial Witness

VOID

Notary Public

[Signature]

Signed, sealed and delivered in the presence of:

[Signature]

Unofficial Witness

Danielle Holly Ritacco
Notary Public

Danielle Holly Ritacco
NOTARY PUBLIC
Forsyth County, Georgia
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[Signature]

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[Signature]

Unofficial Witness

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Danielle Holly Ritacco
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[Signature]

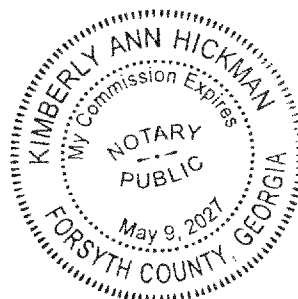
Signed, sealed and delivered in the presence of:

[Signature]

Unofficial Witness

Kimberly Ann Hickman
Notary Public


[Signature]




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

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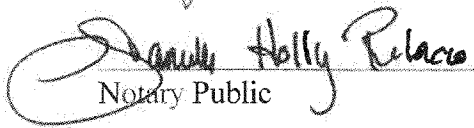

Unofficial Witness

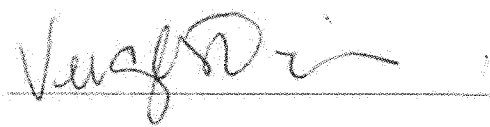

Notary Public


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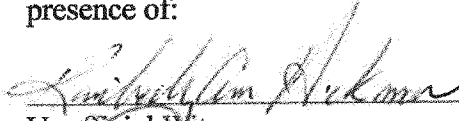
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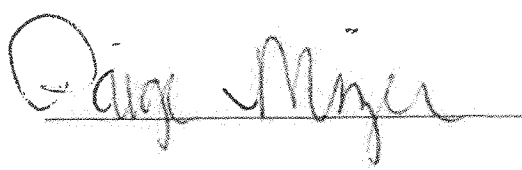

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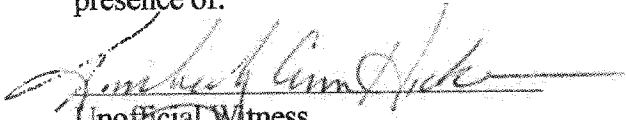

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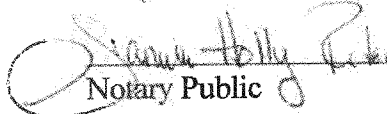

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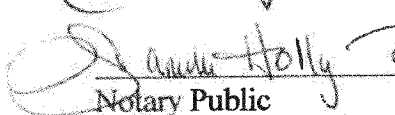

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Unofficial Witness


Notary Public

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

Travis Jarrard
6345 Manor Estates Dr

Signed, sealed and delivered in the
presence of:

Ciana Huelise

Unofficial Witness

Kristin L. Bowen

Notary Public

12/6/2024



Kelly Bonner

Signed, sealed and delivered in the
presence of:

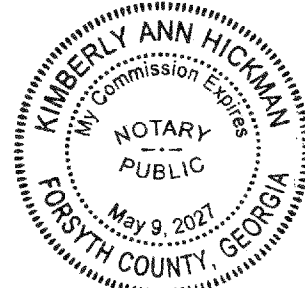
Shannon Harrington

Unofficial Witness

Kimberly Ann Hickman

Notary Public

Kelly Bonner 1/11/25



Christie Zerke

Signed, sealed and delivered in the
presence of:

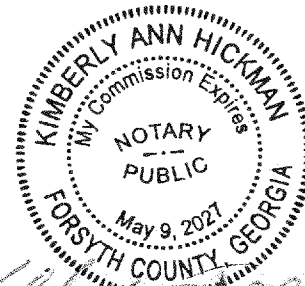
Shannon Harrington

Unofficial Witness

Kimberly Ann Hickman

Notary Public

Christie Zerke 1/16/25



Ronald Y. Hilliard

Signed, sealed and delivered in the
presence of:

Shannon Harrington

Unofficial Witness

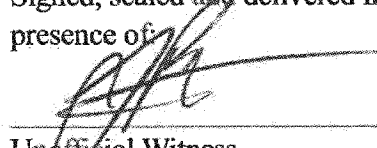
Kimberly Ann Hickman

Notary Public

Kelly Bonner 1/16/25




Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

James Tribble
Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public


Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public



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



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

Signed, sealed and delivered in the presence of:

Paul K...
Unofficial Witness

Danielle Holly Ritacco
Notary Public

[Signature]

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

A. G...

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

Danielle Holly Ritacco
Notary Public

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

A. Robbins

Signed, sealed and delivered in the presence of:

Timothy Ann Hickman
Unofficial Witness

Danielle Holly Ritacco
Notary Public

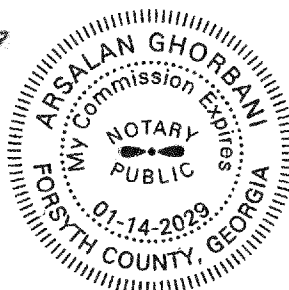
Danielle Holly Ritacco
NOTARY PUBLIC
Forsyth County, Georgia
My Commission Expires 3/11/2026

[Signature]

Signed, sealed and delivered in the presence of:

Dylan S...
Unofficial Witness

[Signature]
Notary Public



CHRISTOPHER TODD WHITACRE
Signed, sealed and delivered in the
presence of:

Shannon Harrington
Unofficial Witness

Kimberly Ann Hickman
Notary Public

Christopher Todd Whitacre 01.16.2025



Signed, sealed and delivered in the
presence of:

Unofficial Witness

Notary Public

Signed, sealed and delivered in the
presence of:

Unofficial Witness

Notary Public

Nadeen Koffel

Signed, sealed and delivered in the
presence of:

Stephen W. Wain

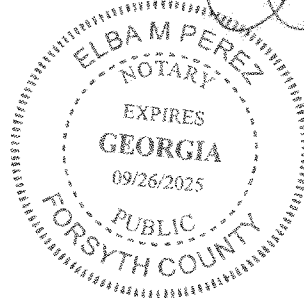
Unofficial Witness

Ellen M. Ring

Notary Public

9/26/2025

[Signature]



Signed, sealed and delivered in the
presence of:

Unofficial Witness

Notary Public

Signed, sealed and delivered in the
presence of:

Unofficial Witness

Notary Public

Signed, sealed and delivered in the
presence of:

Unofficial Witness

Notary Public