

After Recording Return to:  
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**DECLARATION OF  
COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR  
VOYSEY @ ALPHARETTA DOWNTOWN  
FULTON COUNTY, GEORGIA**

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**DECLARATION OF  
COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR VOYSEY @ ALPHARETTA DOWNTOWN  
FULTON COUNTY, GEORGIA**

THIS DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS is made by NEWHALL LAND CO., a Georgia Corporation (hereinafter the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner, or has the consent of the owner, of all that tract or parcel of land lying and being in the **Land Lot 748 of the 1<sup>st</sup> District, 2<sup>nd</sup> Section and Land Lot 1268 of the 2<sup>nd</sup> District, 2<sup>nd</sup> Section of Fulton County, Georgia**, as more particularly described on Exhibit "A" and incorporated herein by reference (said property, together with any other real property that is hereafter submitted to the provisions of this Declaration, less and except any portions thereof that have been or may be dedicated to Fulton County, Georgia or any municipality or other government entity, and less and except any real property withdrawn from the provisions of this Declaration in accordance with the terms and conditions contained herein, being herein referred to as the "Property"); and

WHEREAS, Declarant intends to impose on the Property mutually beneficial restrictions under a general plan of improvement for the benefit of the owners of each portion of the Property and to establish a procedure for the overall development, administration, maintenance and preservation of the Property; and

WHEREAS, in furtherance of such plan, it is desirable to create an Association to own, operate, maintain and/or manage, as applicable, the Area of Common Responsibility (as defined below) and to administer and enforce the covenants and restrictions and design guidelines imposed hereby; and

WHEREAS, it is intended that every owner of any of the Lots shall automatically, and by reason of such ownership, be subject to this Declaration and a Member of the Association and subject to the assessments, charges, rules and regulations of the Association;

NOW THEREFORE, Declarant does hereby submit the Property to the provisions of this Declaration. This document establishes a mandatory membership homeowners association, but does not and is not intended to submit the Property to the provisions of the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, *et seq.*

**ARTICLE I.  
DEFINITIONS**

As used in this Declaration, the following terms shall have the meanings ascribed to them in this Article, such definitions being cumulative of those set forth in the recitals and elsewhere in this Declaration.

**"Additional Property"** shall mean any and all real property lying and being within five (5) miles of the Property.

**"Annual Assessment"** shall have the meaning specified in the Article entitled "ASSESSMENTS AND OTHER CHARGES", and shall constitute the assessments which, pursuant to the provisions of such Article, shall be levied by the Association against the Lots each year for the purpose of raising the funds necessary to pay the "Annual Expenses" (as that term is defined in such Article).

**"Architectural Control Committee" or "ACC"** shall mean those individuals appointed to have jurisdiction over construction on or within any portion of the Property and responsibility for administration of design guidelines, as more fully described in the Article entitled "Architectural Control."

**"Area of Common Responsibility"** shall mean the Common Areas, if any, together with those other areas

and matters, if any, which by the terms of this Declaration or by contract or agreement with any other Person become the responsibility of the Association, including but not limited to the rights, obligations, easements, burdens and benefits of the "Residential Owner" under the Drainage and Trail Easement Agreement.

**"Articles of Incorporation"** shall mean the Articles of Incorporation of the Association, as the same may be amended from time to time.

**"Association"** shall mean Voysey Community Association, Inc., a Georgia non-profit corporation, its successors and assigns.

**"Board of Directors"** shall mean the body responsible for the administration of the Association, as provided in the Bylaws.

**"Builder"** shall mean any Person who purchases one (1) or more Lots for the purpose of constructing improvements for later sale to consumers or who purchases one (1) or more parcels of land within the Property for further subdivision, development and/or resale in the ordinary course of such Person's business. Any Person occupying or leasing an Improved Lot for residential purposes shall cease to be considered a Builder with respect to such Improved Lot on the date of such occupancy of the Improved Lot for residential purposes, notwithstanding that such Person originally purchased the Lot for the purpose of constructing improvements for later sale to consumers.

**"Bylaws"** shall mean the Bylaws of the Association, the initial version of which is attached hereto as Exhibit "B", as the same may be amended from time to time.

**"Common Areas"** shall mean, singularly or collectively, as applicable, all land, improvements and other properties that hereafter shall be deeded to, or acquired by, the Association for the common use and enjoyment of the Owners.

**"Community Wide Standards"** shall mean the standard of conduct, maintenance or other activity generally prevailing throughout the Property. Such standard shall initially be established by the Declarant and may be more specifically determined by the Architectural Control Committee. The Community Wide Standards may, but are not required to be, promulgated in writing.

**"County Clerk"** shall mean the Clerk of the Superior Court of the county where the Property is located.

**"Declarant"** shall mean Newhall Land Co., a Georgia corporation, and shall include any successor or assign who shall acquire any portion of the Property for the purpose of development and/or sale, specifically including any Person who acquires the Declarant's interest pursuant to the foreclosure of a deed to secure debt or similar instrument encumbering Declarant's interest in the Property and any Person who is designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant.

**"Declaration"** shall mean this Declaration of Covenants, Restrictions and Easements for Voysey @ Alpharetta Downtown, as the same may be hereafter amended in accordance with the terms hereof.

**"Development Period"** shall mean the period of time during which the Declarant or Primary Builder owns any property that is subject to this Declaration or has the unilateral right to subject Additional Property to this Declaration pursuant to Article II. The Declarant may, but shall not be obligated to, unilaterally relinquish its rights under this Declaration and terminate the Development Period by recording a written instrument with the County Clerk.

**"Drainage and Trail Easement Agreement"** shall mean the Drainage and Trail Easement Agreement dated May 3, 2016 between the City of Alpharetta and Newhall Land Co., recorded at Deed Book 56144, Page 373, *et seq.*, Fulton County, Georgia Records.

**"Improved Lot"** shall mean a Lot (i) which has been improved with a Residence, and (ii) sold to a Person who is not the Declarant or a Builder, and (iii) is not being used as a Model Home.

**"Lot"** shall mean each portion of the Property which may be independently owned and conveyed and which is intended for development, use, and occupancy as an attached or detached residence for a single family, as shown and indicated as a "Lot" or "Unit" on any of the Plats which are hereafter recorded.

**"Member"** shall mean a Person subject to membership in the Association pursuant to the Article entitled "The Association".

**"Model Home"** shall mean a structure used by the Declarant or a Builder to show a prospective buyer what a similar housing type will look like when constructed on a Lot.

**"Mortgage"** shall mean a deed or other document by means of which title to any Lot is conveyed or encumbered to secure a debt of first priority. The term **"Mortgagee"** shall refer to a beneficiary or holder of a Mortgage.

**"Neighborhood"** shall mean a group of Lots designated as a separate Neighborhood pursuant to Article II for the purpose of receiving benefits or services from the Association which are common to those Lots and not provided to all Lots. A Neighborhood may be comprised of more than one housing type and may include noncontiguous parcels of property. Neighborhood boundaries may be established and modified as provided in Article II hereof.

**"Neighborhood Assessments"** shall mean assessments levied against Lots in a particular Neighborhood to fund Neighborhood expenses, as described in Article VI.

**"Owner"** shall mean any Person who is a record owner by purchase, transfer, assignment or foreclosure of a fee or undivided fee interest in a Lot; provided, however, that any Person who holds such interest merely as security for the performance of an obligation shall not be an Owner.

**"Person"** shall mean a natural person, corporation, trust, partnership or any other legal entity.

**"Plats"** shall mean all plats recorded in the County Clerk's plat book records, for any real property that may be submitted to this Declaration at any time and from time to time, together with all amendments thereto, and any and all other plats, and amendments thereto, that are hereafter recorded in the County Clerk's plat book records for the purpose of subjecting any of the Additional Property to this Declaration.

**"Primary Builder"** shall mean **Luxe Properties, Inc., a Georgia Corporation**, and any other entity designated as a "Primary Builder" by the Declarant by a written instrument recorded in the County Clerk's real property records. Each Primary Builder shall be entitled to those rights and exemptions granted to a Builder, as well as such further rights and exemptions specifically granted to Primary Builder herein.

**"Property"** shall have the meaning given to it in the first recital paragraph of this Declaration.

**"Residential Lot"** shall have the meaning given to it in Article VIII, Section 1 of this Declaration.

**"Residence"** shall mean the structure on each Lot for which a certificate of occupancy has been issued by the applicable government authority.

**"Supplemental Declaration"** shall mean an instrument filed with the County Clerk which designates a Neighborhood and/or imposes additional restrictions and/or obligations on the land described in such instrument.

## ARTICLE II. PROPERTY SUBMITTED TO THIS DECLARATION

Section 1. Lots Hereby Subjected to this Declaration. The Declarant, for itself and its successors and assigns, does hereby submit the Property and the Lots to this Declaration. The Property shall hereafter be held, transferred, sold, conveyed, used, leased, occupied, mortgaged or otherwise encumbered subject to all of the terms,

provisions, liens, charges, easements, covenants and restrictions set forth in this Declaration, including, but not limited to, the lien provisions set forth herein. All of the terms, provisions, liens, charges, easements, covenants and restrictions set forth in this Declaration as applicable to the Lots shall be a permanent charge thereon, and shall run with the Lots.

Section 2. All Lots Bear the Burdens and Enjoy the Benefits of this Declaration. Every Owner, by taking record title to a Lot, agrees to all of the terms and provisions of this Declaration. Each of the Lots is subject to all the burdens, and enjoys all the benefits, made applicable hereunder.

Section 3. Annexation of Additional Property. The Declarant may, at any time, and from time to time, with the written consent of Lender, prior to ten (10) years from the date hereof, subject all or part of the Additional Property to the terms, provisions, liens, charges, easements, covenants and restrictions of this Declaration by executing and recording with the County Clerk an amendment to this Declaration describing the property being annexed. Declarant further has the right to convey to the Association additional Common Areas contained within such Additional Property, the maintenance of which may increase the amount of the Annual Assessment as provided elsewhere herein and may increase the amount of Annual Assessments which shall be levied against each Lot. No approval from any Member of the Association, or from anyone else whomsoever, shall be required for the Declarant to subject Additional Property to this Declaration.

From and after such recording, the annexed property shall be held, transferred, sold, conveyed, used, leased, occupied, mortgaged or otherwise encumbered subject to all of the terms, provisions, liens, charges, easements, covenants and restrictions of this Declaration, including, without limitation, all lien and assessment provisions set forth in this Declaration, and all of the terms, provisions, liens, charges, easements, covenants and restrictions set forth in this Declaration shall be a permanent charge on, and shall run with, such annexed property.

In addition to the controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens set forth in this Declaration, Declarant shall further have the right at its election, without the consent of any Owner or Owners, to subject any such annexed property to additional controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens by filing a Supplemental Declaration with the County Clerk covering only such annexed property. The Association shall have the right and authority to enforce all controls, covenants, conditions, restrictions, easements and development guidelines contained in such additional declaration. Any such Supplemental Declaration may supplement, create exceptions to, or otherwise modify the terms of this Declaration as it applies to the annexed property in order to reflect the different character and intended use of such property.

Section 4. Withdrawal of Property. The Declarant reserves the right, with the written consent of Lender, to amend this Declaration during the Development Period, for the purpose of removing any portion of the Property from the coverage of this Declaration, provided such withdrawal is not contrary to the overall, uniform scheme of development for the Property and is not contrary to the planned residential development requirements of the zoning ordinance in effect for the Property. This provision includes but is not limited to Declarant's right to convey property to any governmental entity, conservation or land trust as deemed desirable in Declarant's discretion. Such amendment shall not require the consent of any Person other than the Owner of the property to be withdrawn, if same is not the Declarant. If the property is part of the Common Areas, the Association shall also consent to the withdrawal.

Section 5. Submission to a Master Community and Other Acts of Declarant. Declarant reserves the right, with the written consent of Lender, to amend this Declaration during the Development Period to submit the Property and the Additional Property to a larger planned community, to subject the Property to a master association and to consolidate the Association with other homeowners or community associations.

Section 6. Neighborhoods. The Declarant does not establish any Neighborhoods within the Property at this time. The Declarant, in its sole discretion, may establish Neighborhoods within the Property by amendment to the Declaration and/or Plats in order to subject certain Lots to additional covenants and restrictions or to benefit said Lots differently from other Lots on the Property. During the Development Period, the Declarant may unilaterally amend this Declaration and any plat from time to time to assign property to a specific Neighborhood, to re-designate Neighborhood boundaries, or to remove property from a specific Neighborhood.



Section 7. Lot Boundaries. In the event that the side boundary of a Residence abuts the side boundary of another Residence, then the side boundary for each such Lot shall be a line consistent with and along the center of all firewalls separating such Residence from the abutting Residence. In the event of any discrepancy between the boundaries of a Lot, as described herein, and the boundaries of such Lot when shown on the recorded Plats, the description of the boundaries of the Lots set forth herein shall control. All of the area within the boundaries of each of the Lots, as herein described, and as shown and depicted on the recorded Plats, shall for all purposes constitute real property which may be owned in fee simple, subject to the terms, provisions, liens, charges, covenants, easements and restrictions of this Declaration.

### ARTICLE III. ASSOCIATION PROPERTY

Section 1. Common Areas and Association Property. The Declarant shall have the right to transfer and convey to the Association, or cause the transfer and conveyance to the Association of, any portion of the Property. All portions of the Property which are so transferred or conveyed to the Association shall thereafter constitute Common Areas. Said right may be exercised by the Declarant any time, and from time to time, prior to ten (10) years from the date hereof. Common Areas shall be conveyed to the Association subject to the rights and easements set forth in this Article, irrespective of whether the deed of conveyance shall make a specific reference to such rights and easements.

Section 2. Member's Rights in Association Property. Every Owner of every Lot shall have a non-exclusive right and easement of enjoyment and use in and to the Common Areas and such right and easement shall be appurtenant to, and shall pass with, the title to the Lot(s) owned by such Owner. The right and easement of enjoyment and use of the Common Areas are and shall be subject to the easements which are described in the Article entitled "Easements Over the Property", to the right of the Association to promulgate reasonable rules and regulations regarding the use of Common Areas, and the right of the Association, as provided in the Bylaws, to suspend the enjoyment rights of the Owner(s) of any Lot during any period in which any assessment which is due to the Association from such Owner remains unpaid, and for such period as the Board of Directors may consider appropriate for any infraction of its rules and regulations. No such suspension, however, shall prohibit the Owner of any Lot from using the Common Areas to the extent necessary for such Owner to have access to and from his Lot.

The Board of Directors may permit other persons who are not residents of any Lots to use the Common Areas upon such terms and conditions, and for the payment of such fees, as shall be determined by the Board of Directors.

Section 3. No Partition. The Common Areas shall remain undivided and no Owner shall bring any action for partition or division of the whole or any part thereof without the written consent of all Owners of all portions of the Property and without the written consent of all holders of all Mortgages encumbering any portion of the Property.

Section 4. Condemnation. In the event that any part of the Common Areas shall be taken by any authority having the power of condemnation or eminent domain or conveyed in lieu of, and under threat of, condemnation by the Board of Directors acting on the written direction of the Owners of at least sixty seven percent (67%) of the Lots (and, if during the Development Period, the written consent of Declarant and Lender), the Association shall restore or replace the improvements on the remaining land included in the Common Areas to the extent available or possible unless, within sixty (60) days after such taking, the Owners of at least sixty seven percent (67%) of the Lots (and Declarant and Lender, if during the Development Period) otherwise agree. The provisions of the subsection immediately below regarding funds for the repair of damage or destruction shall apply. If the taking or conveyance does not involve any improvements on the Common Area, or if a decision is made not to repair or restore, or if net funds remain after any such restoration or replacement is complete, then such award or net funds may be used by the Association for such purposes as the Board of Directors shall determine.

Section 5. Damage or Destruction. In the event that any improvements located on any Common Areas shall be damaged or destroyed by any casualty, the Board of Directors shall proceed with the filing and settlement of

all claims arising under any policy of insurance maintained by the Association with respect to such improvements and shall obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed improvements.

Any such damage or destruction shall be repaired or reconstructed unless it shall be decided, within ninety (90) days after the occurrence of casualty, by the Owners of at least sixty seven percent (67%) of the Lots, and by Declarant and Lender, if during the Development Period, not to so repair or reconstruct such damage. In the event that it shall be so decided not to repair or reconstruct some damage or destruction, the proceeds of any insurance as may become payable to the Association as a result of such damage or destruction shall be retained by and for the benefit of the Association and placed in a capital improvements account. This is a covenant for the benefit of Mortgagees and may be enforced by the Mortgagee of any affected Lot. If the insurance proceeds are insufficient to cover the costs of repair or reconstruction, the Board of Directors may, without a vote of the Members, levy special assessments to cover the shortfall.

Section 6. Permitted Actions. Notwithstanding anything to the contrary in this Article, the Association, acting through the Board of Directors, may dedicate portions of the Common Areas to any local, state or federal governmental or quasi-governmental entity and may grant easements over the Common Areas for installation and maintenance of utilities and drainage facilities and for other purposes not inconsistent with the intended use of the Common Area, all without the approval of the membership.

Section 7. Reconveyance of Common Areas. Notwithstanding anything contained herein to the contrary, Declarant reserves the right to re-plat any Lot still owned by Declarant and shown on Plats in order to modify the boundary lines and to take such other steps reasonably necessary or desirable to make such re-platted Lot suitable for its intended use, including but not limited to, the relocation of easements, walkways, rights-of-ways, roads, bridges, parks, recreational facilities, and other amenities to conform to the new boundaries of such re-platted Lots. Upon request of Declarant, the Association shall reconvey to Declarant any unimproved portions of the Property originally conveyed by Declarant to the Association for no consideration, to the extent conveyed by Declarant in error or needed by Declarant or a Primary Builder to make adjustments to property lines to meet set-back requirements or for any other reason.

#### ARTICLE IV. EASEMENTS AND AGREEMENTS REGARDING THE PROPERTY

Section 1. Easements and Agreements Regarding All of the Property. The Property is subject all easements and agreements of record and all easements, dedications, borders, buffers, restrictions and the like which are shown and depicted on the Plats as affecting and burdening the Property, **specifically including but not limited to the Drainage and Trail Easement Agreement. All of Residential Owner's rights, obligations, easements, burdens, and benefits under the Drainage and Trail Easement Agreement are hereby assigned to the Association by the recording of this Declaration.** The Property shall further be subject to, and Declarant and the Association do hereby grant, the following easements:

(a) Use of Common Areas. Declarant hereby reserves an easement for the exclusive use of such portions of the Common Areas as may be reasonably desirable, convenient or incidental to the construction and installation of improvements on, and the sale of, any Lots, including, but not limited to, sales and business offices, storage areas, construction yards and signs. Such easements shall be exercisable by Declarant and any Primary Builder and any and all other Persons who the Declarant shall authorize to exercise the same, including, without limitation, real estate sales agents, brokers, Builders, and their subcontractors, irrespective of whether such persons are affiliated with the Declarant. Such easements shall exist notwithstanding any provision of this Declaration which might be construed to the contrary, but shall terminate one (1) year and thirty (30) days after the date that all of the Lots are Improved Lots. Such easements shall and do exist without affecting the obligation of the Owner of any Lot to pay assessments or charges coming due during such period of time as portions of the Common Areas shall be used by authorized persons pursuant to the exercise of the easements herein stated.

(b) Declarant and Builder Activities. Notwithstanding any provision contained in this Declaration, the Bylaws or the Articles of Incorporation to the contrary, or any amendments thereto, until the expiration of the

Development Period, it shall be expressly permissible for Declarant, any Primary Builder, and any other Person authorized by Declarant, to maintain and carry on, upon such portion of the Property as Declarant may deem necessary, such facilities and activities as may reasonably be required by Declarant or any Builder for the development, construction and sale of the Property, including without limitation the following: the right of access, ingress and egress for vehicular and pedestrian traffic over, under, on or in the Property; the right to tie into any portion of the Property with driveways, parking areas and walkways; the right to tie into and/or maintain and repair any device (without a tap-on or any other fee for doing so), replace, relocate, maintain, and repair any device which provides utility or similar service including, without limitation, electrical, telephone, natural gas, water, sewer and drainage lines and facilities constructed or installed in, on, under, or over the Property; the right to carry on sales and promotional activities on the Property; the right to construct and operate business offices, signs, construction trailers, and Model Homes; and the right to exercise all rights reserved to Declarant in this Declaration.

(c) Use of Private Streets. Developer hereby grants, conveys, declares, creates, imposes and establishes a perpetual, nonexclusive right of way easement for vehicular and pedestrian access, ingress and egress over and across the private streets and sidewalks located within the Property. Any reference to private streets shall mean a reference to the private streets as actually constructed and depicted on the Plats. The right of way easement herein granted shall permit joint usage of such easement by: (a) the Declarant and the Developer and their affiliates; (b) any Builder; (c) the Owners and occupants of Lots; (d) the legal representatives, successors and assigns of the Owners; and (e) invitees and licensees of the Owners and occupants. Developer hereby expressly reserves for itself, its successors and assigns, all rights and privileges incident to the ownership of the fee simple estate of any right-of-way easement area which are not inconsistent with the rights and privileges herein granted, including, without limitation, the right to maintain one or more proprietary signs on the easement area and the right to grant additional nonexclusive easements to third parties, over, under and across the easement area. Developer hereby reserves for the benefit of itself and Declarant and grants to the Association as Common Area, the perpetual nonexclusive right and easement upon, over and across those utility easement areas and private streets and roads for the installation, maintenance, and use of such streets and roads, sidewalks, traffic directional signs, grading for proper drainage of said streets and roads, and related activities and improvements.

Section 2. Easements Over All Lots. The Lots shall further be subject to, and the Declarant does hereby grant, the following non-exclusive perpetual and temporary easements for the enjoyment of Declarant, the Association, any Builders and subcontractors authorized by Declarant, the Members, the Owners, and the successors-in-title of each:

(a) Entrance Features. There shall be a perpetual easement in favor of the Association for maintenance, repair and landscaping of any entrance monuments and entrance landscaping which are or will be located on any Lot and the repair and replacement of any water pipes and electrical lines which are a part thereof. The Owners of any Lots on which these features are placed, or against which such features abut, shall not remove, camouflage, damage or otherwise alter in any way said entrance features.

(b) Entry. Each Lot shall be subject to an easement for the entry by the authorized agents and representatives of the Association to go upon such Lot under such circumstances and for such purposes as are described elsewhere in this Declaration.

(c) Encroachments. Each Lot shall have a three (3) foot easement as measured from any point on the common boundary between such Lot and any adjoining Lot, or between such Lot and adjacent Common Areas, for encroachments and overhangs due to the placement or settling of the improvements constructed, reconstructed or altered thereon and for driveway, HVAC unit, utility meter, fence or other encroachments which may be erected in said easement area, unless such encroachment was due to the willful act of an Owner other than a Builder or the Association. Each Lot shall further have an easement for the reasonable encroachment of roof shingles onto the roof of an adjoining Lot.

(d) Private Streets and Alleys. All Lots shall be subject to a perpetual easement in favor of the Association and all other Lot Owners for maintenance, management, repair, landscaping, and non-exclusive ingress, egress, use and enjoyment, of any private streets and alleys which are located on the Property, as shown on the Plats, whether said streets and alleys are located on the Common Areas or are located on Lots. This easement right includes the right of contractors engaged by the Association to enter upon any and all Lots from time to time as necessary in

order to perform any of the above repair or maintenance work. The Owners of the Lots shall not impair access to, or otherwise alter in any way, said streets, alleys or landscaping.

(e) Slope Control. Each Lot shall be subject to an easement for slope control purposes, including the right to grade and plant slopes and prevent the doing of any activity that might interfere with slopes or which might create erosion or sliding problems or which might change, obstruct or retard drainage flow.

(f) Surface Water Drainage. Each Lot shall be subject to a perpetual easement in favor of the Association and all other Lots for the drainage of surface waters over, under or across such Lot, including any runoff or carryover of water from one Lot to another, if and to the extent that such cross Lot drainage condition was created by Declarant or by a Builder authorized by Declarant. All Lots on which storm sewer lines are located are further subject to a perpetual easement in favor of the Association and its authorized contractors for the maintenance, repair and replacement of the storm sewer lines. This right shall include the right of authorized contractors to enter upon said Lots from time to time as necessary to perform said work.

(g) Utilities. Each Lot shall be subject to a perpetual easement in favor of the Declarant, the Association, Builders and subcontractors, and, in the event that Declarant or a Builder installs utilities on a Lot which benefit adjoining Lot Owners, in favor of any benefited Lot Owners and their contractors and subcontractors, as well as any public utility company, water main, water services, sewer services or cable company, for the erection, installation, construction, maintenance, repair and replacement of wires, lines, meters, equipment, conduits, sewer taps, and attachments appurtenant to, above and below ground and in connection with the transmission of electricity, gas, water, telephone, community antennae or satellite dish, television cables and other utilities.

(h) Creeks and Stream Buffers. Any Lots located along any creek and stream buffers as shown on the Plat shall be subject to a perpetual easement in favor of the Association and authorized contractors, as well as any public utilities or municipalities for the repair or maintenance of any areas along the creek and stream buffers as shown on the Plat and this right shall include the right of authorized contractors to enter upon said Lots from time to time as necessary in order to perform said work. This section does not create an obligation of the Association to repair any areas along the creek and stream buffers shown on the Plats.

(f) Construction and Boundary Line Improvements. Each Lot shall be subject to a temporary construction easement in favor of Declarant, authorized Builders and contractors, and adjoining Lot Owners for construction activities on any Lot, including but not limited to the installation of boundary line improvements such as walls, fences and hedges. Any improvement made by an adjoining Lot Owner shall be subject to the architectural control provisions contained herein and must be approved by Declarant or the Association, as applicable, prior to installation.

(g) Perimeter Fencing. All Lots located along the perimeter of the Property shall be subject to a perpetual easement in favor of the Association for the installation, maintenance, repair and replacement of any fence installed or to be installed along the perimeter of the Property by the Declarant or a Primary Builder. The Owners of these Lots shall not remove, camouflage, damage or otherwise alter in any way said fencing. The easement rights to which these Lots shall be subject specifically include the right of contractors engaged by the Association to enter upon said Lots from time to time as necessary in order to perform repair and maintenance work.

(h) Maintenance. Each Lot shall be subject to a perpetual easement in favor of the Association and its contractors for the maintenance of the Lots as provided for in the Article entitled "Maintenance" herein. There is further reserved for the benefit of each Improved Lot a reciprocal appurtenant easement between all adjacent Improved Lots and between any Improved Lot and any adjacent Common Areas within the Property for the purpose of maintaining or repairing the improvements located on each such Improved Lot. All such maintenance shall be performed with a minimum of interference to the quiet enjoyment of the adjacent Lot's Owner. Except in emergencies, entry onto a Lot shall occur only after providing the Owner of such Lot not less than forty-eight (48) hours advance notice and shall occur only during reasonable hours. Each Owner and the Association shall cooperate with each other Owner and/or occupant for purposes of exercising these easement rights and these easements shall be exercised only for such period of time as is reasonably necessary in order to complete the maintenance or repair. The Owner or Association exercising these easement rights shall pursue such work promptly and diligently and shall

promptly repair any damage that arises out of such maintenance or repair work to the Lot(s) over which this easement is exercised.

## ARTICLE V. THE ASSOCIATION

Section 1. The Association. Prior to the date this Declaration has been filed for record with the County Clerk, Declarant has caused the Association to be formed, and the Association does now exist, under its Articles of Incorporation and Bylaws.

The Association is and shall be responsible for the maintenance of the Area of Common Responsibility, the enforcement of the covenants and restrictions set forth in this Declaration, and the performance of such other duties and services as are required of the Association hereunder or as the Board of Directors shall deem to be in the best interests of the Members of the Association.

Section 2. Membership. Every Owner is and shall be a Member of the Association. In no event shall such membership be severed from the Ownership of such Lot.

Section 3. Remedies, Enforcement and Suspension of Membership Rights. In addition to and not in limitation of all other rights it may have, the Association, acting through its Board of Directors, shall have the full right and authority to enforce the architectural control provisions, use restrictions and all other provisions of the Declaration and Bylaws and the rules and regulations promulgated thereunder by the imposition of reasonable monetary fines, suspension of use and voting privileges, suspension of water or other utility service provided by or through the Association, and the exercise of self-help (specifically including but not limited to the towing or booting of vehicles that are in violation of the parking rules and regulations). Any such suspension of use and voting privileges shall not affect such Member's obligation to pay assessments coming due during the period of such suspension and shall not affect the permanent charge and lien on the Member's Lot in favor of the Association. The Association, acting through its Board of Directors, shall further have the full and complete right to exercise reasonable business judgment in the decision to pursue enforcement action in any particular case, without waiver of the Association's right to enforce the same provision at a later time under other circumstance or preclude the Association from enforcing any other covenants, restriction or rule.

Section 4. Meetings of the Membership. All matters concerning the meetings of Members of the Association, including the time at which and the manner in which notice of any said meeting shall be given to Members, the quorum required for the transaction of business at any meeting, and the vote required on any matter, shall be as specified in this Declaration, or in the Articles of Incorporation or the Bylaws, or by law.

Section 5. Association Acts Through Its Board of Directors. Whenever approval of, or action or inaction by, the Association is referred to or called for in this Declaration, such action, inaction or approval shall be by the Board of Directors of the Association, unless it is specifically stated in this Declaration, the Articles of Incorporation or the Bylaws with respect to such action, inaction or approval that the Members of the Association or the Owners of Lots must vote. No member of the Board of Directors of the Association or any officer of the Association (including, without limitation, any such individual who shall have been appointed by Declarant during the Development Period) shall be personally liable to any Owner of any Lot for any mistake of judgment or for any other act or omission of any nature whatsoever, except for any acts or omissions found by a court of competent jurisdiction to constitute gross negligence or fraud.

Section 6. Professional Management. The Association may, but shall not be obligated to, obtain and pay for the services of any Person or other entity to manage the affairs of the Association, or any part thereof, as the Board of Directors deems to be in the best interests of the Association.

## ARTICLE VI. ASSESSMENTS AND OTHER CHARGES

Section 1. Creation of Lien and Personal Obligation. Each Owner, by acceptance of a deed or other conveyance for a Lot, covenants and agrees to pay to the Association all assessments and charges which are levied by the Association against the Lot(s) owned by such person in accordance with the terms and provisions of this Declaration, the Bylaws, and any rules and regulations of the Board of the Directors promulgated hereunder.

All sums lawfully assessed by the Association against any Lot and the Owner thereof, together with interest thereon, late fees in the amount of 10% of the sums owed or \$10.00, whichever is higher, and all costs of collection thereof, shall, from the time the sums become due and payable, be the personal obligation of the Owner, and the Owner's heirs, devisees, legal representatives, successors and assigns, of such Lot and constitute a continuing lien in favor of the Association on such Lot prior and superior to all other liens whatsoever except: (1) Liens for ad valorem taxes on the Lot; (2) The lien of any Mortgage covering the Lot and the lien of any Mortgage recorded prior to the recording of this Declaration; and (3) The lien of any secondary purchase money mortgage covering the Lot, provided that neither the grantee nor any successor grantee of such mortgage is the seller of the Lot. The covenant to pay assessments herein stated is and shall be a covenant running with the land.

Section 2. Purposes of Assessments and Charges. The assessments and charges levied by the Association pursuant to this Article shall be used to pay the costs and expenses which the Association shall incur in connection with the performance of its duties and responsibilities pursuant to this Declaration, the Articles of Incorporation and the Bylaws and for such other purposes as the Board of Directors shall deem necessary or desirable to promote the health, safety and welfare of the Association and its Members. The costs and expenses collected on an annual basis are herein referred to as the "Annual Expenses."

Section 3. Determination of Annual Assessment and Shares Thereof. Prior to the commencement of each fiscal year of the Association or at any time it deems best (said fiscal year being specified in the Bylaws), the Board of Directors shall estimate the total amount of the Annual Expenses which are anticipated to be incurred by the Association during such fiscal year and shall determine the amount which will be deposited during such fiscal year into reserve funds maintained by the Association. The Board of Directors shall thereupon adopt a budget for the Association's expenditures and reserves based upon such estimate and providing for the total annual assessment to be levied against the Members of the Association for such fiscal year (the total assessment which shall be so determined and levied for any fiscal year is herein referred to as the "Annual Assessment"). The assessments provided for herein shall commence as to a Lot on the date that a Lot becomes an Improved Lot, with all Improved Lots being assessed equally, except as may be specifically set forth otherwise herein. No Annual Assessment shall be assessed against any Lot owned by Declarant, Lender or a Primary Builder or against any Lot while it is being used as a Model Home, unless required as a matter of law or by separate agreement with Declarant, Lender or a Primary Builder. The Board of Directors shall send a copy of the budget so adopted by it, together with a written notice of the amount of the Annual Assessment so determined for such fiscal year and the amount of such Annual Assessment which shall be levied against each Lot, to the Owner of every Lot. The amount of such Annual Assessment which shall be levied against each Lot shall be due and payable to the Association in such installments as the Board of Directors shall determine and shall be paid to the Association when due without further notice.

Section 4. Special Assessments. If for any reason, including non-payment of any assessments to the Association by the persons liable therefor, the budget adopted by the Board of Directors for any fiscal year shall prove to be inadequate to defray the Annual Expenses for such fiscal year, or if the Board of Directors shall determine that it is in the best interests of the Association to levy a special assessment to pay the costs of any capital improvements or capital repairs, the Board of Directors shall have the authority to levy a special assessment against the Lots and the Owners thereof to raise such needed funds. Any special assessment levied by the Board of Directors pursuant to the provisions of this section shall be payable at such times and such installments as the Board of Directors shall determine. Each Improved Lot shall be liable for the payment of an equal share of every special assessment which shall be levied by the Association pursuant to the provisions of this section; provided that in no event shall an Improved Lot owned by Declarant, Lender or Primary Builder be subject to any special assessment.

Section 5. Specific Assessments. The Board of Directors may levy specific assessments against individual Owners (i) for the purpose of paying for the costs of any construction, reconstruction, repair or replacement of any damaged component of the Common Areas, or of any monument, landscaping, detention pond, amenity or other thing maintained by the Association, which is occasioned by the act(s) of individual Owner(s) and not the result of ordinary wear and tear, (ii) for the payment of fines, penalties or other charges imposed against an individual Owner relative to such Owner's failure to comply with the terms and provisions of this Declaration, the Bylaws, or any rules or regulations promulgated hereunder; or (iii) for any common expenses, other than expenses for the maintenance of the Common Areas, which benefit less than all of the Lots or which significantly disproportionately benefit all Lots (which expenses may be specially assessed equitably among all of the Lots benefited according to the benefit received); provided that in no event shall Declarant, Lender or Primary Builder be obligated to pay any specific assessment, nor shall a specific assessment be assessed against any Lot while it is being used as a Model Home. Failure of the Board of Directors to exercise its authority under this section shall not be grounds for any action against the Association or the Board of Directors and shall not constitute a waiver of the Board of Directors' right to exercise its authority under this section in the future with respect to any expenses.

Upon the establishment of a specific assessment under this section, the Board of Directors shall send written notice of the amount and due date of such specific assessment to the affected Owner(s) at least thirty (30) days prior to the date such specific assessment is due.

Section 6. Neighborhood Assessments. The Board of Directors may specifically assess Owners of Lots within a Neighborhood to fund the actual and estimated expenses incurred by the Association for the primary benefit of the Lots within such Neighborhood, including without limitation maintenance required to be performed by the Association with respect to the Lots within such Neighborhood and a reserve fund for the repair and replacement of the capital items to be maintained. Neighborhood expenses shall be allocated equally among all Lots within the Neighborhood benefited thereby and levied as a Neighborhood Assessment; provided that in no event shall Declarant, Lender or Primary Builder be obligated to pay any Neighborhood Assessment.

The Board of Directors shall send a copy of the budget so adopted by it, together with a written notice of the amount of the Neighborhood Assessment so determined for such fiscal year and the amount of such Neighborhood Assessment which shall be levied against each Lot, to the Owner of every affected Lot prior to the commencement of the fiscal year during which such Neighborhood Assessment is to be paid. The amount of such Neighborhood Assessment which shall be levied against each Lot shall be due and payable to the Association in such installments as the Board of Directors shall determine and shall be paid to the Association when due without further notice.

Section 7. Suspension of Services and Utilities Provided by Association. In the event any assessment, fine or other charge, or any portion or installment thereof, is delinquent for ninety (90) days or more, in addition to all other rights provided in this Declaration, the Association shall have the right, upon ten (10) days written notice, subject to the suspension standards and notice requirements imposed on the institutional providers providing such services to the Property, if any, to suspend any utility or service, the cost of which is paid for by the Association as a common expense, which shall include, without limitation, water service provided to a Lot, until such time as the delinquent assessments and all costs permitted under this Section, including, without limitation, reasonable attorneys' fees actually incurred and any reasonable utility provider charges or other reasonable costs incurred in suspending and/or restoring such utility service or other services, are paid in full. Said utility services shall not be required to be restored until such delinquent assessments and costs, including, without limitation, any reasonable utility provider charges or other reasonable costs incurred in suspending and/or restoring such services, are paid in full. Any Owner whose utility or service has been suspended shall not be entitled to use any such utility or service paid for as a common expense from any source and any such unauthorized use shall be considered a theft of services under O.C.G.A. Section 16-8-5. All Association expenses for terminating and/or restoring any services pursuant to this Section, including reasonable attorneys' fees actually incurred, shall be a specific assessment and shall be collected as provided herein for the collection of assessments.

The notice requirement of this Section shall be deemed complied with if the notice is sent by certified mail, return receipt requested, to the address of the Lot and to any other address the Owner of the Lot has designated in writing to the Association. Enforcement under this Section is not dependent upon or related to other restrictions and/or other actions, except as provided herein.



Section 8. Special Assessment for Working Capital Reserve. Upon the first transfer of title to an Improved Lot (or, in the case of a Model Home, the thirtieth (30th) day after the Lot ceases to be used as a Model Home) exclusive of any transfer to Lender or by Lender to a person other than an owner-occupant of such Improved Lot, and upon each resale of an Improved Lot thereafter, there shall be levied against such Improved Lot and paid to the Association a special assessment as set from time to time by Declarant or the Board of Directors of the Association. Such amount shall not be less than 1/6 of the Annual Assessment or greater than the total amount of the Annual Assessment which shall have been levied against Improved Lots for the calendar year in which such transfer of title shall take place. Declarant (or Builder, if the Lot is owned by a Builder) shall endeavor to collect such special assessment at the closing of the initial purchase of the Improved Lot; however, the failure to collect such special assessment at that time shall not excuse the obligation to make such payment. Neither Declarant, Lender nor a Builder shall be liable for the payment of such special assessment.

Section 9. Effect of Non-Payment of Assessments, Charges or other Fees; Remedies of the Association.

(a) In the event that any Member of the Association shall fail to pay, within ten (10) days after the date the same is due and payable, any annual, special, specific or neighborhood assessment, or any installment of any such assessments which is payable by him to the Association, or any charges, fees or other such sums which may be due to the Association, the entire amount of such assessment or sum, including the portion thereof which would otherwise be payable in installments, may be declared by the Board of Directors to be immediately due and payable in full to the Association. All such amounts so declared by the Board of Directors to be due and payable in full to the Association shall be secured by the lien of the Association on every Lot owned by the delinquent Member, which lien shall bind such Lot or Lots in the hands of the then Owner, and his heirs, devisees, successors and assigns. The Association may, but shall not be obligated to, file a notice of lien in the land records of the county where the Lot is located. In addition to the lien rights, the personal obligation of the then Owner to pay such sums shall remain his personal obligation and shall also pass to his successors in title. Such Owner shall nevertheless remain as fully obligated as before to pay to the Association any and all amounts which said Owner was obligated to pay immediately preceding the transfer; and such Owner and such successors in title shall be jointly and severally liable with respect thereto, notwithstanding any agreement between such Owner and successors in title creating any indemnification of the Owner or any relationship of principal and surety as between themselves.

(b) All amounts which the Board of Directors shall declare to be due and payable pursuant to this section shall be subject to late fees in the amount of 10% of the sums owed or \$10.00, whichever is higher, and shall bear interest from the date of delinquency at the lower of the rate of ten (10%) percent per annum or the highest rate permitted by law. The Association may bring legal action against the Member of the Association personally obligated to pay the same, or foreclose its lien upon the Lot or Lots of such Member, in either of which events such Member shall also be liable to the Association for all costs and attorneys' fees which the Association shall incur in connection with the collection of such delinquent amounts.

Section 10. Budget Deficits during Development Period. Declarant may advance funds to the Association sufficient to satisfy the deficit, if any, in any fiscal year between the actual operating expenses of the Association (exclusive of any allocation for capital reserves) and the annual and special assessments for such fiscal year. Such advances shall be evidenced by promissory notes from the Association in favor of the Declarant and shall be paid back to Declarant if and to the extent that sufficient funds are generated by assessments in future years until such time as Declarant no longer has the authority to appoint the directors and officers of the Association.

Section 11. Failure to Assess. The failure of the Board of Directors to fix the assessment amounts, to deliver to each Owner an assessment notice, or to collect any sums due shall not be deemed a waiver, modification or release of any Owner of the obligation to pay assessments or any other sums due the Association. In the event of any assessments owed, each Owner shall continue to pay assessments on the same basis as for the last year for which an assessment was made until a new assessment is made, at which time any shortfalls in collections may be assessed retroactively by the Association.



## ARTICLE VII. ARCHITECTURAL CONTROL

Section 1. Architectural Approvals and Restrictions. No Exterior Structure or Improvement, as defined herein, shall be placed, constructed, erected, installed or made on any Lot unless such Exterior Structure or Improvement meets all zoning requirements and square footage and other requirements that may be set forth in the Plats and is in strict compliance with the provisions of this article.

Section 2. Architectural Control Committee. Responsibility for the review of all applications under this Article shall be handled by the Architectural Control Committee ("ACC"), the members of which need not be Members of the Association and may, but need not, include architects, landscape architects, engineers or similar professionals, whose compensation, if any, shall be established from time to time by the Association. The ACC may establish and charge reasonable fees for review of applications hereunder and may require such fees to be paid in full prior to review of any application. Such fees may include the reasonable costs incurred by the ACC in having any application reviewed by architects, engineers or other professionals.

The ACC shall have exclusive jurisdiction over all construction, alterations or additions on any portion of the Property and shall be the sole arbiter of applications and may withhold approval for any reason, including, without limitation, purely aesthetic considerations. The ACC shall have the right, but not the obligation, to promulgate written design guidelines and standards for the Property in order to provide guidance to Owners and Builders regarding the approval process, which guidelines and standards may be amended by the ACC at any time and from time to time. Compliance with such guidelines and standards shall not guarantee approval of any application.

Until the termination of the Development Period, Declarant retains the right to appoint all members of the ACC, who shall serve at the Declarant's discretion. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by Declarant. Upon the expiration or surrender of such right, the Board of Directors shall appoint the members of the ACC, who shall thereafter serve and may be removed in the Board of Directors' discretion.

Section 3. Exterior Structure or Improvement. The term "Exterior Structure or Improvement" shall mean an exterior construction, alteration, addition or change of any nature whatsoever on a Lot [including but not limited to (i) a building, fence, wall, patio, playhouse, dog house, playground equipment, swimming pool, spa, Jacuzzi, or other structure, (ii) staking, clearing, excavation, grading, or filling of land, (iii) change in color, type or material of any existing improvement, (iv) planting or removal of landscaping materials (v) placement or installation of exterior lighting, statuary, flags, flagpoles, fountains and similar items, (vi) modification of the interior of a porch, deck, patio or similar portion of a structure which is visible from outside the Lot, or (vii) the addition of storm or screen doors or windows]. No Exterior Structure or Improvement shall be commenced, placed or maintained upon any Lot until complete and final plans and specifications setting forth the information hereinafter described shall have been submitted to and approved by the ACC as to the harmony of the exterior design and general quality with the existing standards of the improvements located on the other Lots, and as to location in relation to surrounding structures and topography.

Section 4. Approval Procedures. The plans and specifications which must be submitted to the ACC prior to the commencement of any such work upon any Lot, as hereinabove provided, shall contain at least the nature, kind, shape, height, materials, color, texture and location of such structure, alteration or landscaping, the distance from the closest Lot boundary line(s) and such other information as the ACC may reasonably request in order to render a decision. Notwithstanding the above, however, the ACC, by resolution, may exempt certain activities from the application and approval requirements of this Article, provided that such activities are undertaken in strict compliance with the requirements of such resolution.

In the event that the ACC fails to approve or disapprove any application within thirty (30) days after submission of all information and materials reasonably requested by the Association, the application shall be deemed approved.

The ACC shall, upon demand, furnish to any Member of the Association a certificate in writing signed by a member of the ACC, stating that any Exterior Structure or Improvement that has been approved and built in accordance with the provisions of this section is in compliance with the provisions of this section, and such certificate shall be conclusive as to whether the same is in such compliance.

Section 5. Construction Period. Unless otherwise agreed to in writing by the ACC, any Exterior Structure or Improvement must be commenced within 30 days after ACC approval of the plans and specifications for same. After commencement of construction, the Owner or Builder shall diligently continue construction to completion in a timely manner and within the time limits and in the manner specified by the ACC at the time the project is approved.

Section 6. No Waiver of Future Approvals. Approval of proposals, plans and specifications, or drawings for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans and specifications, drawings, or other matters subsequently or additionally submitted for approval.

Section 7. Variance. The ACC, in its sole discretion, may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. No variance shall (i) be effective unless in writing; (ii) be contrary to this Declaration; or (iii) prevent the ACC from denying a variance in other circumstances.

Section 8. Limitation of Liability. The standards and procedures established pursuant to this Article are intended to provide a mechanism for maintaining and enhancing the overall aesthetics of the Property only, and shall not create any duty to any Person. Neither the Declarant, the Association, nor the ACC shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, the adequacy of soils or drainage, or for ensuring compliance with building codes and other governmental requirements or regulations. Neither Declarant, the Association, the ACC, nor any member of any of the foregoing, shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Lot. In all matters, the ACC and its members shall be defended and indemnified by the Association as provided in this Declaration and the Articles of Incorporation and Bylaws of the Association as though they were officers of the Association.

Section 9. Enforcement. Declarant, any member of the ACC, the Board of Directors, or the representatives of each, shall have the right, during reasonable hours and after reasonable notice, to enter upon any Lot to inspect for the purpose of ascertaining whether any Exterior Structure or Improvement is in violation of this Article. Any Exterior Structure or Improvement placed or made in violation of this Article shall be deemed to be nonconforming. Upon written request by the ACC, the Owner shall, at its own cost and expense, remove such structure or improvement and restore the Lot to substantially the same condition as existed prior to the nonconforming work. Upon the failure or refusal of any person to perform the restoration required herein, the ACC, or their authorized agents or employees, may, after fourteen (14) days' notice to such person, enter upon the property upon which such unauthorized work has been performed, and make such restoration as the ACC, in the exercise of its discretion, may deem necessary or advisable. Entry for such purposes and in compliance with this Section shall not constitute a trespass. The person upon whose Lot such restoration work shall have been so performed shall be personally liable to the Association for all direct and indirect costs which the Association shall incur in the performance of such restoration work, including without limitation attorneys' fees, and the liability for such cost shall be secured by all the liens, and shall be subject to the same means of collection, as the assessments provided for in this Declaration. Such costs shall be paid to the Association by the person liable for the same at the same time as the next due Annual Assessment payment, or at such earlier time, and in such installments, as the ACC shall determine.

Unless otherwise specified in writing by the ACC, all approvals granted hereunder shall be deemed conditioned upon completion of all elements of the approved work and all work previously approved with respect to the same Lot, unless approval to modify any application has been obtained. In the event that any person fails to commence and diligently pursue to completion all approved work, the Association shall be authorized, after notice to the Owner of the Lot and an opportunity to be heard, to enter upon the Lot and remove or complete any incomplete work and to assess all costs incurred against the Lot and the Owner thereof as a specific assessment pursuant to this Declaration.

In addition to the foregoing, the Association shall have the authority and standing to pursue all legal and equitable remedies available to enforce the provisions of this Article and the decisions of the ACC.

Section 10. Declarant and Primary Builder Exemption. Notwithstanding anything stated to the contrary herein, nothing contained in this Article shall be construed as prohibiting any construction, alteration, addition or removal by the Declarant or Primary Builder upon any Lot while such Lot is owned by the Declarant or Primary Builder. Any construction, alteration, addition or removal performed by the Declarant or Primary Builder or, with Declarant's consent, by any other Builder, upon any Lot while such Lot is owned by the Declarant or such Builder shall be exempt from the provisions of this Article.

## ARTICLE VIII. RESTRICTIONS

In order to provide for the maximum enjoyment of the Lots by all of the residents thereof and to provide protection for the value of the same, the use of the Lots shall be restricted to, and shall be only in accordance with, the applicable zoning ordinances with respect to the Property and the following provisions:

Section 1. Use. Lots shall be restricted exclusively to single-family residential use. The term "single-family" shall include one or more related or unrelated adults, as well as the children of any such adults. No Residential Lot shall at any time be used for any commercial, business or professional purpose, except as may be otherwise specifically permitted by the provisions of this Declaration and provided further that the Owner or Occupant may use a portion of a building located on such Residential Lot as an office, provided that such use does not create regular customer, client or employee traffic to and from such Lot and no sign, logo, symbol or nameplate identifying such business is displayed anywhere on such Lot.

Notwithstanding the foregoing, however, nothing set forth in this section shall prohibit the Declarant or a Builder from conducting such sales, leasing and promotional activities on any Lot as Declarant shall determine.

Section 2. Prohibited Activities. No noxious, offensive, unsightly or unkempt activity shall be conducted on any Lot. Each owner of any Lot, his family, tenants, guests and invitees, shall refrain from any act or use of his property which could reasonably cause embarrassment, discomfort, annoyance or nuisance to any other resident or residents of any other Lot. Storage or placement of furniture, potted plants, fixtures, appliances, machinery, bicycles, towels, clotheslines, yard art, equipment or other goods or chattels on any Lot which is visible from outside of the Lot (including but not limited to stoops, steps, driveways, decks and patio areas) is prohibited except as specifically permitted in this Declaration. No nuisance shall be permitted to exist upon any Lot. Without limiting the generality of the foregoing, no exterior speakers, horns, whistles, bells, or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any Lot, or any portion thereof.

Section 3. Animals. No animals other than dogs, cats, aquarium fish and birds are permitted on any portion of the Property. No animal can be left or kept unattended outdoors. Dogs must be kept on a leash and be under the physical control of a responsible person at all times while outdoors unless contained within a fenced area. Any feces left by an animal upon the Common Areas (including any street) or another Owner's Lot must be removed immediately by the owner of the animal or the person responsible for the animal. No Owner or Occupant may keep, breed or maintain any pet for any commercial purpose or keep or maintain a dog whose persistent barking causes annoyance or nuisance to any other resident of any other Lot.

No animal determined to be dangerous, trained to be used for protection or which has an aggressive nature, in the Board of Directors' sole and absolute discretion, may be brought onto or kept on the Property at any time. The Board of Directors' may, without notice, have removed by the appropriate animal control authority any animal that presents an immediate danger to the health, safety or property of any Person.

Each Owner and Occupant who keeps an animal on the Property agrees to indemnify and hold the Association and its directors, officers and agents harmless from any loss, claim or liability of any kind whatsoever arising by reason of such animal.

Section 4. Antennae; Aerials; Satellite Dishes. Except as set forth herein, no transmission antenna, receiving dish or similar apparatus of any kind may be erected anywhere on a Lot without the prior written consent of the ACC. No approval shall be necessary to install (a) an antenna designed to receive direct broadcast satellite (DBS) services that is one meter or less in diameter; (b) an antenna designed to receive multi-channel multi-point distribution service (MMDS) services that is one meter or less in diameter or diagonal measurement; or (c) an antenna designed to receive television broadcast signals. The Owner shall attempt to install a permitted antenna with a minimum of interference and the least amount of visibility to any neighboring Lot or the street and the ACC shall have the right to promulgate rules regarding the preferred location of such a permitted antenna so long an acceptable quality signal can be obtained as such location. No Owner shall install an antenna in such a manner that any hanging wires can be seen from the outside of the home and any Owner installing any cables, phone lines or other wires on a Lot shall cause such wires to be buried within seven (7) days after installation.

Declarant or the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus of any size for a master antenna, cable, or other communication system for the benefit of all or a portion of the Property.

Section 5. Drainage. Catch basins, retention ponds, detention ponds, drainage easement areas, storm lines and any other related drainage facility are for the purpose of controlling the natural flow of water only. No obstruction or debris shall be placed or allowed to remain in these areas. No Owner may obstruct or alter the drainage flows established by Declarant or Primary Builder without prior written approval in accordance with the architectural control provisions of the prior Article.

Section 6. Use of Grills and Other Such Cooking Devices. The use of grills and other such equipment such as smokers shall only be permitted in accordance with municipal, county and state ordinances and laws, as well as the requirements of the Association's insurance policies. No outdoor grills are permitted indoors or inside any garage area. Each Owner and Occupant who keeps a grill or such other cooking device on the Property agrees to indemnify and hold the Association and its directors, officers and agents harmless from any loss, claim or liability of any kind whatsoever arising by reason of such grill or cooking device.

Section 7. Leasing. In order to protect the equity of the individual Lot Owners, to preserve the character of the Property as a community of predominantly owner-occupied homes, the leasing of Improved Lots shall be governed by the restrictions imposed by this Section. **Except as provided herein, the leasing of an Improved Lot shall be prohibited.**

(a) Definitions. The terms "leasing", "lease" or "leased" shall mean the regular, exclusive occupancy of a home by any person(s) other than the Owner, for which the Owner receives any consideration or benefit including, but not limited to, a fee, service, or gratuity. For purposes hereof, occupancy of a Residence by the child or parent of an Owner or occupancy of a Residence by a roommate of an Owner who occupies the Residence with the Owner as a primary residence shall not constitute leasing.

(b) Interim-Rental Lots. Any Owner of an Improved Lot may apply in writing to the Board to be an "Interim Rental Lot" (which shall mean an Improved Lot that may be rented in full or in part for any period of time, including but not limited to a single night). Upon approval of such written application, the Improved Lot shall become an Interim Rental Lot, so long as no more than twenty percent (20%) of the Improved Lots are designated as Interim Rental Lots at any one time. If the designation of an Improved Lot as an Interim Rental Lot would result in more than twenty percent (20%) of the Improved Lots being designated as Interim Rental Lots, such Improved Lots shall be placed at the end of a waiting list to be an Interim Rental Lot. At such times as less than twenty percent (20%) of the Improved Lots are Interim Rental Lots, the Board shall notify the Owner of the Improved Lot at the top of the waiting list that it has become an Interim Rental Lot. An Interim Rental Lot shall remain an Interim Rental Lot until such time as the Owner thereof shall request that it be converted to a Long Term Rental Lot (as defined below) or to an Improved Lot that may not be leased.

(c) Long-Term-Rental Lots. Any Owner of an Improved Lot may apply in writing to the Board to be a "Long Term Rental Lot" (which shall mean an Improved Lot authorized to be leased in accordance with the provisions of subparagraph (e) below). Upon approval of such written application, the Improved Lot shall become a

Long Term Rental Lot, so long as the total number of Long Term Rental Lots and Interim Rental Lots combined (collectively, the "Leasable Lots") do not exceed twenty-five percent (25%) of the total Improved Lots. If the designation of an Improved Lot as a Long Term Rental Lot would result in more than twenty-five percent (25%) of the Improved Lots being designated as Leasable Lots, such Improved Lots shall be placed at the end of a waiting list to be a Long Term Rental Lot. At such times as less than twenty-five percent (25%) of the Improved Lots are Leasable Lots, the Board shall notify the Owner of the Improved Lot at the top of the waiting list that it has become a Long Term Rental Lot, and such Owner shall have ninety (90) days within which to lease the Improved Lot or it shall automatically revert to an Improved Lot that may not be leased. Any Long Term Rental Lot shall automatically convert to an Improved Lot without the ability to lease if the Improved Lot is not subject to an approved lease for ninety (90) or more consecutive days.

(d) Undue Hardship. In addition to the provisions of subparagraph (b) above, so long as no more than thirty percent (30%) of all Improved Lots are leased, the Board shall be empowered to allow reasonable leasing of an Improved Lot upon application in accordance with this Paragraph to avoid undue hardship, including, but not limited to the following situations: (1) an Owner must relocate his or her residence outside the Atlanta metropolitan area and cannot, within six (6) months from the date that the Improved Lot was placed on the market, sell the Improved Lot except at a price below the current appraised market value, after having made reasonable efforts to do so; (2) where the Owner dies and the Improved Lot is being administered by his or her estate; and (3) the Owner takes a leave of absence or temporarily relocates and intends to return to reside in the Improved Lot, in which case the Owner must reapply every year for renewal of the hardship exception. Those Owners who have complied with this subparagraph, have demonstrated that the inability to lease their Improved Lots would result in undue hardship, and have obtained the requisite written Board approval may lease their Improved Lots for such duration as the Board reasonably determines is necessary to prevent undue hardship.

Any Owner who believes that he or she must lease his or her Improved Lot to avoid undue hardship shall submit a written application to the Board setting forth the circumstances necessitating the leasing, a copy of the proposed lease, and such other information as the Board may reasonably require. Leasing in the case of undue hardship shall be permitted only upon the Board's written approval of the Owner's application. Any transaction which does not comply with this Paragraph shall be voidable at the Board's option.

(e) Leasing Requirements. All leasing which is authorized under subparagraphs (c) and (d) above shall be governed by the following provisions:

(i) General. Lots may be leased only in their entirety; no fraction or portion may be leased without prior written Board approval. All leases shall be in writing and for an initial term of not less than one (1) year, except with written Board approval, which shall not be unreasonably withheld in cases of undue hardship. There shall be no subleasing of Lots or assignment of leases without prior written Board approval. Within ten (10) days after executing a lease agreement for the lease of an Improved Lot, the Owner shall provide the Board with a copy of the lease, the name and contact information of the lessee and all other people occupying the Improved Lot, and the address and contact information of the Owner. The Owner must provide the lessee copies of the Declaration, Bylaws, and the rules and regulations.

(iii) Liability for Assessments, Use of Common Elements, and Compliance with Declaration, Bylaws, and Rules and Regulations. Each Owner covenants and agrees that any lease of an Improved Lot shall contain the following language and agrees that if such language is not expressly contained therein, then such language shall be incorporated into the lease by existence of this covenant, and the lessee, by occupancy of the Leasable Lot, agrees to the applicability of this covenant and incorporation of the following language into the lease:

(aa) Compliance with Declaration, Bylaws, and Rules and Regulations. Any violation of the Declaration, Bylaws, or rules and regulations adopted pursuant thereto by the lessee, any Occupant, or any guest of lessee, is deemed to be a default under the terms of the lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with Georgia law. The Owner hereby delegates and assigns to the Association, acting through the Board, the power and authority of enforcement against the lessee for breaches resulting from the violation of the Declaration, Bylaws, and the rules and regulations adopted pursuant thereto, including the power and

authority to evict the lessee as attorney-in-fact on behalf and for the benefit of the Owner, in accordance with the terms hereof. If the Association proceeds to evict the lessee, any costs, including attorney's fees and court costs, associated with the eviction shall be an assessment and lien against the Leasable Lot.

(bb) Liability for Assessment. When a Lot Owner who is leasing his or her Improved Lot fails to pay any annual or special assessment or any other charge for a period of more than thirty (30) days after it is due and payable, then the delinquent Owner hereby consents to the assignment of any rent received from the lessee during the period of delinquency, and, upon request by the Board, lessee shall pay to the Association all unpaid annual and special assessments and other charges payable during and prior to the term of the lease and any other period of occupancy by lessee. However, lessee need not make such payments to the Association in excess of, or prior to the due dates for, monthly rental payments unpaid at the time of the Board's request. All such payments made by lessee shall reduce, by the same amount, lessee's obligation to make monthly rental payments to lessor. The above provision shall not be construed to release the Owner from any obligation, including the obligation for assessments, for which he or she would otherwise be responsible.

(f) Applicability of this Section. The limitations in subparagraphs (c) and (d) of this Section on the maximum percentage of Lots leased shall not apply to any leasing transaction entered into by the Declarant, a Primary Builder, the Association or the holder of any first Mortgage on an Improved Lot who becomes the Owner of an Improved Lot through foreclosure or any other means to the satisfaction of the indebtedness secured by such Mortgage.

Section 8. Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless approved in accordance with the provision of Article VII hereof.

Section 9. Entry Features and Street Signs. Owners shall not alter, remove or add improvements to any entry features or street signs constructed or erected by the Declarant or the Association on any Lot, or any part of any easement area associated therewith, without prior approval in accordance with the provision of Article VII hereof.

Section 10. Firearms. Except for the use of a firearm within a Residence in a life-threatening emergency (and then only if and to the extent permitted by and in accordance with Georgia law), the use of firearms and fireworks on the Property is strictly prohibited. The term "firearms" includes, without limitation, B-B guns, pellet guns, and archery equipment.

Section 11. Lighting. Exterior lighting visible from the street shall not be permitted except for: (i) approved lighting as originally installed on a Lot; (ii) one (1) approved decorative post light; (iii) pathway lighting; (iv) street lights in conformity with an established street lighting program for the Property; (v) seasonal decorative lights; and (vi) front house illumination of Model Homes.

Section 12. Mailboxes. No change or addition, other than by the Board of Directors, shall be made to the design, materials or location of the original mailboxes installed by the Declarant for the benefit of the Lots.

Section 13. Signs. No sign of any kind or character shall be erected on any portion of any Lot, or displayed to the public on any portion of any Lot, without the prior written consent of the Board of Directors, except for any sign required by legal proceedings. The restriction herein stated shall include the prohibition of placement of any sign within a building located on any Improved Lot in a location from which the same shall be visible from the outside and the placement of any sign in or upon any motor vehicle. The Board of Directors shall have the right to promulgate rules regarding the size, type and installation location of any name and address sign and of any "for sale" sign advertising a Lot for sale.

Section 14. Stoops, Driveways, Decks and Patio Areas. Patio furniture, potted plants and other items may be permitted on decks, patios, front stoops, front steps, front walks, driveways and other areas subject to local ordinances and any restrictions and rules promulgated by the Association with respect thereto.

Detached storage buildings, sheds or animal pens are prohibited. If any area under a deck attached to a home is used for storage (such as for garden equipment, etc), such area and storage must be screened from view of other Lots and any street and must be approved in accordance with the architectural control provisions of the prior Article.

Section 15. Trash, Rubbish and Garbage. No garbage or trash shall be placed or kept on the Property except in sealed bags placed in proper containers of a type, size and style which are approved by the Board of Directors or as required by the applicable governing jurisdiction, and subject to rules promulgated by the Association. No person shall burn rubbish, garbage or any other form of solid waste on any Lot or on Common Areas or within the right of way of any street within the Property. All garbage receptacles shall be stored out of sight at all times except on the days on which trash is removed by the designated garbage-collecting agency.

Section 16. Trees. No healthy living trees having a diameter of six (6) inches or more measured from a point two (2) feet above the ground, and no flowering tree, shrub, evergreen, or natural ground cover, shall be removed after the Lot is an Improved Lot, unless such removal is approved by the ACC.

Section 17. Vehicles and Parking. The Association shall have the right to promulgate rules regulating the use of all streets, if any, and parking on the Property. The term "vehicles" as used in this section shall include without limitation automobiles, trucks, boats, trailers, motorcycles, campers, vans, and recreational vehicles. No vehicle may be left upon any portion of the Property except upon a driveway, a designated parking space or within a garage. No person shall park any commercial vehicle (including but not limited to any type of vehicle with advertising or lettering), recreational vehicle, mobile home, trailer, camper, boat or other watercraft, or other oversized vehicle, stored vehicle or unlicensed or inoperable vehicle within the Property, with the exception of emergency vehicle repairs or commercial vehicles which are temporarily parked for the purpose of servicing a Lot or the Property.

All Owner and occupant vehicles must be kept and stored when not in use within the Improved Lot's garage space or driveway. Garages shall be used primarily for the parking of vehicles and not for storage or for any other purpose and garage doors must remain closed at all times except for entry and exit by vehicles and except for such periods as are necessary for the conduct of homeowner related maintenance activities.

If any vehicle is parked on any portion of the Property in violation of this section or in violation of the Association's rules and regulations, the Board (or its agent) may place a notice on the vehicle specifying the nature of the violation and stating that, after twenty-four (24) hours, the vehicle may be towed. If twenty-four (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within twelve (12) months of such notice, the Board (or its agent) may have the vehicle towed in accordance with the notice, without further notice to the Owner or user of the vehicle.

If a vehicle is parked in a fire lane, is blocking another vehicle, is obstructing the flow of traffic, is parked in an area other than a garage, driveway or designated parking space, or otherwise creates a hazardous condition, no notice shall be required by the Board (or its agent) and the Board (or its agent) may have the vehicle towed immediately.

Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions such as booting, rather than exercise its authority to tow, but if a vehicle is towed or booted in accordance with this section, neither the Association nor any officer or agent of the Association shall be liable to any person for any claim of damage as the result of such towing or booting activity.

All vehicular traffic on any private streets in the Property shall be subject to the provisions of state and local laws concerning the operation of motor vehicles on public streets. The Association is hereby authorized to promulgate, administer, and enforce reasonable rules and regulations governing vehicular and pedestrian traffic, including, without limitation, imposing reasonable safety measures and speed limits. The Association shall be entitled to enforce the same by establishing such enforcement procedures as it deems appropriate, including levying and collecting fines for the violations thereof. In the event of a conflict between the provisions of state and local laws and the rules and regulations promulgated by the Association, the more restrictive rule or regulation shall

govern. Only drivers properly licensed to operate motor vehicles on the public roads within the State of Georgia may operate any type of motor vehicle on the private streets within the Property. All vehicles of any kind and nature which are operated on the private streets in the Property shall be operated in a careful, prudent, safe, and quiet manner and with due consideration for the rights of all Owners and occupants.

Section 18. Window Air-Conditioners. No air-conditioner shall be installed in any window of any building located on any Improved Lot, nor shall any air-conditioner be installed on any building located on any Improved Lot so that the same protrudes through any exterior wall of such building.

Section 19. Window Treatments. Except as may be otherwise approved in accordance with the Architectural Control provisions contained in the previous Article, all window treatments visible from the outside of an Improved Lot shall be white or off-white in color. No bed sheets, newspaper, tin foil, or similar materials may be used as window treatments.

Section 20. No Subdividing of Lots or Timesharing. No Lot may be further subdivided into any smaller Lot. No Lot shall be made subject to any type of timesharing, fraction-sharing or similar program whereby the exclusive use of the Lot rotates among members of the program on a fixed or floating time schedule over a period of years.

Section 21. No Combination of Lots. Contiguous Lots may not be combined together without the prior written consent of the Board of Directors. In the event that the Board of Directors does approve such a combination, such combination shall thereafter be deemed to be a single Lot for all purposes of this Declaration, except that notwithstanding the foregoing, the amount of assessments for which such single Lot shall be thereafter liable shall be equal to the total assessments for which all of the Lots which were so combined would have been liable had such combination not taken place.

Section 22. Development Period. During the Development Period, no amendment to or modification of any use restrictions, rules or design guidelines shall be adopted without the prior written consent and approval of Declarant. The Association shall not exercise any authority that would impair the rights of the Declarant under this Declaration or interfere with Declarant's or Primary Builder's development of, construction on, or marketing of any portion of the Property or the Additional Property, or diminish the level of services being provided by the Association.

Section 23. Interpretation. In all cases, the covenants and restrictions herein contained shall be construed and interpreted in a manner which, in the opinion of the Board of Directors, will best effect the intent of the general plan of development and maintenance herein set forth. Subject to the terms of this Article and the Board of Directors' duty to exercise business judgment and reasonableness, the Board of Directors may modify, cancel, limit, create exceptions to, or expand the restrictions contained herein and may create, modify and enforce reasonable rules governing the use of the Property consistent with the law and with other provisions in this Declaration. The Board of Directors shall send notice to all Owners concerning any new or amended restrictions or rules prior to the date that such restrictions or rules go into effect. For this purpose, notice may be sent to each Owner by U.S. mail, hand delivery, electronic telecommunication or publication in a community notice or newsletter delivered or mailed to each Owner.

## ARTICLE IX. MAINTENANCE RESPONSIBILITIES

Section 1. Association's Maintenance Responsibility. Except as may be specifically provided otherwise below or in the Easement Agreement, the Association shall maintain the Area of Common Responsibility (whether or not constituting Common Areas), including: (i) all entry features to the Property, including any other electrical, lighting and irrigation systems serving the entry features; (ii) the private streets and alleys within the community; (iii) the walkways (but not front walks leading from a sidewalk or driveway to a Residence's front door); (iv) the perimeter fencing around the boundaries of the Property; (v) all entrance landscaping and landscaping within public rights-of-way abutting the Property; (vi) all storm water detention or drainage facilities serving the Property; (vii) all amenities, including all common areas and open space; (viii) sanitation removal, if and to the extent not included as a



city service (with the Association having the right, in its discretion, to have the sanitation company direct bill each Owner for his/her share of such costs); and (viii) the mailboxes.

The Association shall further maintain the landscaping on each Lot (other than the private garden areas), which landscaping maintenance shall consist of and be limited to the following: (i) regular mowing and edging of the grass; (ii) the pruning and trimming of the bushes and shrubs that were originally installed by the Builder; (iii) the twice-yearly replacement of pine straw; and (iv) the adjustment, setting, maintenance, repair and winterization of the irrigation system and its automatic timers.

All landscaping and maintenance obligations of the Association under this Article shall be performed in such manner and on such timetable as is necessary or desirable to maintain the Community Wide Standards. The Board of Directors, in its sole discretion, may leave portions of the Property as undisturbed natural areas and may change the landscaping on the Area of Common Responsibility at any time and from time to time, including the adding or modifying of landscaping improvements, such as the planting of seasonal flowers.

The Association may be relieved of all or any portion of its maintenance responsibilities to the extent that such property is dedicated to any local, state or federal government or quasi-governmental entity and said entity accepts the responsibility for maintenance. In the event of any such assumption, assignment or dedication, however, the Association may reserve or assume the right or obligation to continue to perform all or any portion of its maintenance responsibilities, if the Board of Directors determines that such maintenance is desirable or necessary to maintain the Community Wide Standards.

In the event that the Association determines that any maintenance which is the responsibility of the Association hereunder is caused through the willful or negligent act of an Owner, or the occupant, family, guest, invitee or lessee of an Owner, then the Association may perform such maintenance and all costs thereof may be assessed against the Owner as a specific assessment.

Section 2. Owner Maintenance Responsibility. Except to the extent that responsibility is assumed by the Association (in Section 1 above), each Owner shall maintain and keep in good repair all structures and improvements on his/her Improved Lot in a manner consistent with the Community-Wide Standards, this Declaration, and all other governing documents. Owner shall keep further keep his/her Lot free from all litter, trash and refuse and in compliance with all governmental health and police regulations.

The Owner of a Lot shall specifically be responsible for (i) the exterior structure of the Residence, including but not limited to the roof, all exterior surfaces, doors and windows; (ii) maintenance and repair of the driveway, parking area, deck and steps appurtenant to the Residence; (iii) the maintenance and repair of any fence or hardscape improvement or item installed by the Owner that may be permitted by the terms of this Declaration; (iv) the cost of removal and/or replacement of any dead vegetation; (v) the cost of removal or replacement of any tree or other landscaping that, in the opinion of the Board of Directors, could affect the structural integrity of any improvement on the Property or cause any utility lines to be compromised; (vi) all landscaping and maintenance within the Residence's private garden area; (viii) termite and wood infestation treatment and bond; (ix) the insurance required by Article X, Section 2 below; and (x) pest control within the Lot and Residence.

In the event the Board of Directors determines that any Owner has failed or refused to discharge properly any of such Owner's obligations with regard to the maintenance of items for which such Owner is responsible, the Association shall, except in emergency situations, give the Owner written notice of the Association's intent to provide such necessary maintenance at the Owner's sole cost and expense. The notice shall set forth with reasonable particularity the maintenance deemed necessary. The Owner shall have ten (10) days after receipt of such notice within which to complete such maintenance, or in the event that such maintenance is not capable of completion within a ten (10) day period, to commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions herein, the Association may provide such maintenance and all costs thereof shall be assessed against the Owner as a specific assessment.

Section 3. Damage or Destruction. In the event of the occurrence of any damage or destruction by fire or other casualty to the improvements on an Improved Lot, such damage or destruction shall be repaired or rebuilt, as applicable, in all events. All repair, reconstruction or rebuilding of the improvements shall be substantially in

accordance with the plans and specifications for such damaged or destroyed Improved Lot immediately prior to the occurrence of such damage, or in accordance with such differing plans and specifications as are approved for such purpose by the Owner of such Improved Lot and the Board of Directors. The Owner of such damaged or destroyed Improved Lot shall be responsible for ensuring that the work of repairing, reconstructing or rebuilding a damaged or destroyed Improved Lot is completed as soon after the occurrence of such damaged or destruction as is reasonably practicable, at no cost or expense to the Association.

## ARTICLE X. INSURANCE

Section 1. Insurance on Common Areas. The Association shall obtain and maintain casualty insurance for all insurable improvements, whether or not located on the Common Areas, which the Association is obligated to maintain. This insurance shall provide, at a minimum, fire and extended coverage and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. The Board of Directors shall obtain a public liability policy with a combined single limit of at least One Million Dollars (\$1,000,000.00) per occurrence applicable to the Common Areas (if any) covering the Association and its Members for all damage or injury caused by the negligence of the Association or any of its Members or agents, and, if reasonably available, directors' and officers' liability insurance. Policies may contain a reasonable deductible as determined by the Board of Directors. In addition, the Board of Directors shall obtain worker's compensation insurance, if and to the extent necessary to satisfy the requirements of applicable laws, and a fidelity bond or bonds on all persons handling or responsible for the Association's funds, if reasonably available. If obtained, the amount of fidelity coverage shall at least equal three months' total assessments plus reserves on hand. Fidelity coverage may contain a waiver of all defenses based upon the exclusion of persons serving without compensation. All such insurance coverage shall be written in the name of the Association.

Section 2. Individual Insurance. Each Owner, by virtue of taking title to a Lot subject to this Declaration, acknowledges that the Association has no obligation to provide any insurance except as specifically set forth above and each Owner covenants and agrees with all other Owners and with the Association that each Owner will maintain at all times all-risk casualty insurance on the Lot and all structures constructed thereon, as well as a liability policy covering damage or injury occurring on a Lot. The casualty insurance shall cover loss or damage by fire and other hazards commonly insured under an all-risk policy, if reasonably available, and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction of a covered item in the event of damage or destruction from any such hazard.

The Board of Directors has the right, but not the obligation, to require the Owner to furnish a copy of such insurance policy or policies to the Association. In the event that any such Owner fails to obtain insurance as required by this section, the Association has the right, but not the obligation, to purchase such insurance on behalf of the Owner and to assess the cost thereof to the Owner, to be collected in the manner provided for collection of assessments herein.

Section 3. Additional Insurance Requirements. The Board of Directors shall utilize reasonable efforts to include the following provisions in the policies that the Association obtains:

(i) waiver of the insurer's rights of subrogation of any claims against directors, officers, employees, the managing agent, the individual Owners, occupants, and their invitees; and

(ii) an inflation guard endorsement.

All policies of insurance shall be written with a company licensed to do business in the State of Georgia, and, if reasonably available, shall carry a "B+" or better rating from A. M. Best Company. Exclusive authority to adjust losses under policies obtained by the Association shall be vested in the Association's Board of Directors.

Additionally, the Association shall obtain such insurance coverage as is necessary to satisfy the requirements of state law, the Federal Home Loan Mortgage Corporation, Fannie Mae, the U.S. Department of Veterans Affairs, and the U.S. Department of Housing and Urban Development, if and to the extent applicable to the Property.

Nothing contained herein requires the Association to make a claim under the insurance policies upon the occurrence of an insured event. The Association has the right to exercise reasonable business judgment in all insurance decisions.

## ARTICLE XI. MORTGAGEE PROVISIONS

Section 1. Notice of Action. An institutional holder, insurer, or guarantor of a first Mortgage, who provides a written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the Improved Lot number, shall be known as an "Eligible Holder"), and will be entitled to timely written notice of: (i) any condemnation loss of any casualty loss which affects a material portion of the Property or which affects any Improved Lot on which there is a Mortgage held, insured, or guaranteed by such Eligible Holder; (ii) any delinquency in the payment of assessments or charges owed by an Owner of an Improved Lot subject to the Mortgage of such Eligible Holder where such delinquency has continued for a period of sixty (60) days; (iii) any default in the performance by the Owner of the encumbered Improved Lot of any obligation under the Declaration or Bylaws of the Association which is not cured within sixty (60) days; and (iv) any lapse, cancellation, or material modification of any insurance policy maintained by the Association.

Section 2. Audit. Upon written request of an Eligible Holder of a Mortgage and upon payment of all necessary costs, such Eligible Holder shall be entitled to receive a copy of audited financial statements of the Association within ninety (90) days of the date of the request.

Section 3. No Priority. No provision of this Declaration or the Bylaws gives any Owner or other party priority over any rights of a Mortgagee of any Improved Lot in the case of distribution to such Owner of insurance proceeds or condemnation awards.

Section 4. Failure of Mortgagee to Respond. Except as set forth below, any Mortgagee who receives a written request from the Board of Directors to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within thirty (30) days of the date of the Association's request, provided such request is delivered to the Mortgagee by certified or registered mail, return receipt requested. Notwithstanding the foregoing, no lender of any Mortgage recorded prior to the recording of this Declaration shall be deemed to have approved any action unless and until such lender gives its consent thereto in writing.

## ARTICLE XII AMENDMENT

Until the termination of the Development Period, the Declaration may be amended only by Declarant, who may unilaterally amend this Declaration for any purpose with the written consent of Lender if applicable; provided that no such amendment shall adversely affect the rights or obligations of a Primary Builder hereunder without the written consent of such Primary Builder. Thereafter, Declarant may unilaterally amend this Declaration if such amendment is necessary to: (a) bring any provision hereof into compliance with any applicable governmental statute, rules or regulation or judicial determination which shall be in conflict therewith, (b) enable any reputable title insurance company to issue title insurance coverage with respect to the Lots, (c) enable an institutional or governmental lender, purchaser, insurer or guarantor of mortgage loans (such as the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation) to make, purchase, insure or guarantee mortgage loans on the Lots, (d) an amendment is necessary to enable any governmental agency or private insurance company, including but not limited to the U.S. Department of Housing and Urban Development and the U.S. Department of

Veterans Affairs, to insure or guarantee mortgage loans on the Lots. However, any such amendment shall not adversely affect the title to any Owner's Lot unless such Lot Owner shall consent thereto in writing,

After the termination of the Development Period, this Declaration may be amended only upon the affirmative vote or written consent, or any combination thereof, of two-thirds (2/3) of the Lot Owners. Notwithstanding the foregoing, after the termination of the Development Period, the Board of Directors, without the vote of the Members, may amend this Declaration for the sole purpose of electing to be governed by the provisions of the Georgia Property Owners' Association Act, O.C.G.A. Section 44-3-220, *et seq.*

Any amendment shall become effective upon the recording with the County Clerk of the instrument evidencing such change unless a later effective date is specified therein. If an Owner consents to an amendment to this Declaration or the Bylaws, it will be conclusively presumed that such Owner has the authority to consent, and no contrary provision in any Mortgage or contract between the Owner and a third party will affect the validity of such amendment. Any procedural challenge to an amendment must be made within six months of the recording of the amendment or such amendment shall be presumed to have been validly adopted.

Every Owner, by taking record title to a Lot, and each holder of a Mortgage upon any portion of any Lot, by acceptance of such Mortgage, hereby agrees that the terms, provisions, covenants and restrictions of this Declaration may be amended as provided herein.

### ARTICLE XIII. MISCELLANEOUS

Section 1. Failure of Enforcement. In the event that the Association shall fail to enforce the compliance with any of the provisions of this Declaration by the Owner of any Lot, then the Owner of any other Lot shall have the right to file an action in the Superior Court of the county where the Property is located for an order from such Court requiring that the Association enforce such compliance; provided, however, in no event shall the Board of Directors, or any officer of the Association, or any of their agents, be personally liable to anyone on account of their failure to enforce any of the terms, provisions or restrictions set forth in this Declaration.

Section 2. No Waivers. In no event shall the failure by the Association to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, provisions or agreements set forth in this Declaration be construed as a waiver or relinquishment of the future enforcement of any such term, covenant, condition, provision, or agreement. The acceptance of performance of anything required to be performed with knowledge of the breach of a term, covenant, condition, provision or agreement shall not be deemed a waiver of such breach, and no waiver by the Association of any term, covenant, condition, provision or agreement shall be deemed to have been made unless expressed in writing and signed by a duly authorized officer of the Association.

Section 3. Security. The Association may, but shall not be required to, from time to time, provide measures or take actions which directly or indirectly improve safety on the Property; however, each Owner, for himself or herself and his or her tenants, guests, licensees, and invitees, acknowledges and agrees that the Association is not a provider of security and shall have no duty to provide security on the Property. It shall be the responsibility of each Owner to protect his or her person and property and all responsibility to provide such security shall lie solely with each Owner. Neither Declarant nor the Association shall be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of safety measures undertaken.

Additionally, neither the Declarant nor the Association shall be held liable for loss or damage to any property, including but not limited to any vehicle and any items in any vehicles, placed or kept in any parking area on the Property. Each Owner or Occupant who places or keeps a vehicle and/or any personal property in a vehicle or parking area does so at his or her own risk.

Section 4. Duration. This Declaration, and all of the terms, easements, provisions, liens, charges, restrictions and covenants set forth herein, shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from and after the date this Declaration is recorded, after which time such covenants and restrictions shall be automatically extended for successive periods of twenty (20)

years until the recordation of an instrument of termination within two (2) years of the expiration of the initial twenty-year period or any extension thereof, such instrument having been executed by a minimum of fifty-one percent (51%) of the record Owners of the Lots.

Section 5. Notices. Any notice required or permitted to be sent to any Member of the Association pursuant to any provision of this Declaration may be served by depositing such notice in the mails, postage prepaid, addressed to the Member or Owner to whom it is intended, at the address which such Member shall have furnished to the Secretary of the Association in accordance with the Bylaws, or, in the absence of any such address having been so furnished to the Secretary of the Association, at the address of the Lot owned by such Member. The date of service shall be the date of mailing. The address of Declarant or the Association shall be the address of its respective registered agent on file with the Secretary of State of Georgia. The date of service shall be the date shown on the return receipt. Rejection or other refusal to accept shall be deemed to be receipt of the notice sent.

Section 6. Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if any provision of this Declaration or the application thereof to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and to this end the provisions of this Declaration are declared to be severable.

Section 7. Judicial Proceedings. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any Person or Persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the Lots, to enforce any liens created by this Declaration. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by at least seventy-five percent (75%) of the Lot Owners, with the exception of the following: (a) actions brought by the Association to enforce the provisions of this Declaration (including the foreclosure of liens); (b) the collections of assessments; (c) proceeding involving challenges to ad valorem taxation; (d) counterclaims brought by the Association in proceedings instituted against it; (e) actions brought by the Association against any Person for the recovery of damages to the Common Areas; and (f) breach of contract claims against vendors providing goods and services to the Association. This section shall not be amended unless such amendment is approved by the percentage of votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

Section 8. Successors to Declarant. In no event shall any person or other entity succeeding to the interest of the Declarant by operation of law or through purchase of the Declarant's interest in all or any portion of the Property at foreclosure, sale under power or by deed in lieu of foreclosure, be liable for any act, omission, amount outstanding or matter occurring, or arising from any act, omission or matter occurring, prior to the date such successor succeeded to the interest of the Declarant. A Mortgagee succeeding to Declarant's interest in all or any portion of the Property at foreclosure, sale under power or by deed in lieu of foreclosure shall be bound by the terms hereof, and shall have the right, but not the obligation, to assume the role and responsibility of Declarant hereunder. Without limiting the general application of the foregoing, in the event that Lender acquires title to all or any portion of the Property, Lender may, in Lender's discretion, unilaterally elect to exercise or further assign the rights of Declarant under this Declaration by virtue of a recital in a Deed Under Power of Sale or Deed in Lieu of Foreclosure, nevertheless without liability for any obligation imposed upon a Declarant arising prior to or extending beyond the actual exercise of such rights. Unless continued through a deed under power of sale or deed in lieu thereof, all rights of Lender to consent to any action of the Declarant hereunder shall end upon satisfaction of record of Lender's Security Deed.

- SIGNATURES CONTINUED ON NEXT PAGE -

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed by its duly authorized officers on the day and year set forth below.

Signed, sealed and delivered this  
2 day of June, 2016  
in the presence of:

NEWHALL LAND CO.,  
a Georgia corporation

*James M. Monty*

Unofficial Witness

*Andrea Lynne Matinchek*  
Notary Public  
[AFFIX NOTARIAL SEAL]

By:

*James W. Donnelly, Jr.*  
James W. Donnelly, Jr., its President

(SEAL)

ANDREA LYNNE MATINCHEK  
NOTARY PUBLIC  
Forsyth County  
State of Georgia  
My Comm. Expires January 8, 2019

## EXHIBIT "A"

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 748 OF THE 1<sup>ST</sup> DISTRICT, 2<sup>ND</sup> SECTION AND LAND 1268 OF THE 2<sup>ND</sup> DISTRICT 2<sup>ND</sup> SECTION OF FULTON COUNTY, GEORGIA, BEING SITUATED IN THE CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DISCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT AN IF EXTENDED, CALCULATED POINT AT INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF THOMPSON STREET (VARIABLE RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY OF HAYNES BRIDGE ROAD (VARIABLE RIGHT-OF-WAY); THENCE RUNNING NORTH 35 DEGREES 33 MINUTES 10 SECONDS EAST A DISTANCE OF 33.97' TO A ONE HALF INCH REBAR FOUND, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

WITH THE TRUE POINT OF BEGINNING AS THUS BEING ESTABLISHED; THENCE RUNNING NORTH 35 DEGREES 47 MINUTES 58 SECONDS EAST A DISTANCE OF 61.89' TO A POINT; THENCE RUNNING ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 26.22' TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 39 DEGREE 18 MINUTES 18 SECONDS EAST WITH A CHORD DISTANCE OF 26.22' AND HAVING A 218.00' RADIUS; THENCE RUNNING ALONG A COMPOUND CURVE TO THE RIGHT AN ARC DISTANCE OF 159.64' TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49 DEGREE 02 MINUTES 31 SECONDS EAST WITH A CHORD DISTANCE OF 157.32' AND HAVING A 718.00' RADIUS; THENCE RUNNING NORTH 55 DEGREES 19 MINUTES 54 SECONDS EAST A DISTANCE OF 74.32' TO A POINT; THENCE RUNNING ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 435.01' TO A ONE HALF INCH REBAR SET, SAID ARC BEING SUBTENDED BY A CHORD DISTANCE OF NORTH 39 DEGREES 42 MINUTES 01 SECONDS EAST WITH A CHORD DISTANCE OF 429.64' AND HAVING A 797.00' RADIUS; THENCE DEPARTING THE RIGHT-OF-WAY OF HAYNES BRIDGE ROAD AND RUNNING NORTH 80 DEGREES 37 MINUTES 33 SECONDS EAST A DISTANCE OF 4.87' TO A ONE HALF INCH REBAR FOUND; THENCE RUNNING NORTH 56 DEGREES 58 MINUTES 37 SECONDS EAST A DISTANCE OF 58.00' TO A ONE HALF INCH REBAR SET AT LANDS NOW OR FORMERLY OWNED BY TIFFANY SQUARE HOMEOWNERS (DEED BOOK 9790, PAGE 443; THENCE RUNNING SOUTH 29 DEGREES 41 MINUTES 41 SECONDS EAST A DISTANCE OF 516.74' TO A ONE HALF INCH REBAR FOUND AND BEING COMMON TO LANDS OF TIFFANY SQUARE HOMEOWNERS AND LANDS OF TAD RODSOPHER (DEED BOOK 28693, PAGE 156; THENCE RUNNING NORTH 89 DEGREES 42 MINUTES 45 SECONDS WEST A DISTANCE OF 163.10' TO A ONE HALF INCH OPEN TOP PIPE FOUND AT LANDS COMMON TO ELVIN L. AYCOCK (DEED BOOK 37004, PAGE 302); THENCE RUNNING NORTH 89 DEGREES 36 MINUTES 40 SECONDS WEST A DISTANCE OF 213.96' ONE HALF CRIMP TOP PIPE FOUND; THENCE RUNNING SOUTH 02 DEGREES 30 MINUTES 22 SECONDS WEST A DISTANCE OF 109.86' TO A BALL JOINT FOUND AND COMMON TO LANDS OF ELVIN L. AYCOCK; THENCE RUNNING SOUTH 01

DEGREES 18 MINUTES 19 SECONDS WEST A DISTANCE OF 112.00' TO A ONE HALF INCH REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY OF THOMPSON STREET; THENCE RUNNING NORTH 85 DEGREES 45 MINUTES 49 SECONDS WEST A DISTANCE OF 199.32' TO A ONE HALF INCH REBAR FOUND; THENCE RUNNING NORTH 01 DEGREES 12 MINUTES 08 SECONDS EAST A DISTANCE OF 9.10' TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE RUNNING NORTH 85 DEGREES 01 MINUTES 27 SECONDS WEST A DISTANCE OF 112.98' TO A POINT; THENCE RUNNING NORTH 78 DEGREES 29 MINUTES 03 SECONDS WEST A DISTANCE OF 107.32' TO A ONE HALF INCH REBAR FOUND; THENCE RUNNING ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 43.82' TO THE TRUE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21 DEGREES 19 MINUTES 28 SECONDS WEST WITH A CHORD DISTANCE OF 36.93' AND HAVING A 22.00' RADIUS.

SAID TRACT OR PARCEL CONTAINING 224,408 SQUARE FEET OR 5.152 ACRES, MORE OR LESS.