

Clock#: 1604464  
FILED FOR RECORD  
5/14/2014 03:13pm  
PAID: 22.00  
Daniel W. Massey, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

BOOK  
396F  
PAGE  
152

RETURN TO:  
McCorkle & Johnson, LLP  
319 Tattnall Street  
Savannah, Georgia 31401

PLEASE CROSS REFERENCE:  
Deed Book 114Z, Page 118,  
Chatham County, Georgia records

**AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OF  
312 EAST LIBERTY CONDOMINIUM  
312 East Liberty Street  
Savannah, Georgia**

**THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF 312 EAST LIBERTY CONDOMINIUM**, City of Savannah, Chatham County, Georgia (this "Amendment"), is made this 5 day of April, 2014 by 312 EAST LIBERTY CONDOMINIUM ASSOCIATION, INC., a Georgia non-profit corporation (the "Association")

**WHEREAS**, Ralph E. Walden, submitted certain real property to the provisions of the Georgia Condominium Act, GA Code 85-16E *et seq.*, pursuant to that certain Declaration of Condominium of 312 East Liberty Condominium dated June 16, 1980, and recorded at Deed Book 114Z, page 118, Chatham County, Georgia records (as modified, supplemented and amended from time to time, the "Declaration"), and

**WHEREAS**, the Association desires to amend the Declaration to reflect the addition of a second floor to Unit F resulting in a change in the square footage of Unit F, as that Unit is depicted on that certain plat recorded at Condo Plat Book 1C, Page 35, Chatham County, Georgia records, from 613 square feet to 1250 square feet, and

**NOW THEREFORE**, for and in consideration of One Dollar (\$1.00) in hand paid, the above listed recitals, and the benefits to be derived by the members of the Association and each and every subsequent owner of any property located within 312 East Liberty Condominium, the Association hereby amends the Declaration as follows:

1. Exhibit "A" of the Declaration is deleted in its entirety and Exhibit "A," attached hereto is inserted in lieu thereof.

2. The description of Unit F contained in Exhibit "A Supplement II", attached to the Declaration, is deleted and the following is inserted in lieu thereof:

"Unit F consists of a combination living room/dining room, two bedrooms, one full bath, a kitchen and an exterior porch or patio. The heated area of said unit is 1250.00 square feet; the area of the appurtenant porch is 115.0 square feet, more or less. Unit F is located entirely in the two story rear wing of the main condominium building, with an entrance across the appurtenant porch from the common lands of the condominium. Unit F is depicted in the Condominium Plans recorded in Condominium Plat Book 1C, Page 36 and 37. The second floor, which is denoted in the plans as 'air rights for Unit F has been built out as the second floor of Unit F."

3. Except as amended by this Amendment, all terms and conditions of the Declaration shall remain in full force and effect. The undersigned hereby ratify, confirm and reaffirm the Declaration, as hereby modified and amended. In the event of a conflict between the terms of the Declaration and the terms of this First Amendment, the terms of this Amendment shall control.

4. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which, when taken together, shall constitute one and the same instrument. For purposes of this Amendment, signatures delivered by facsimile shall be as binding as originals upon the parties so signing.

BOOK  
396F  
PAGE  
153

**(Signature Page Follows)**

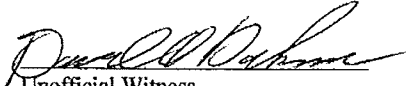
IN WITNESS WHEREOF, the Association has executed this Amendment on the day and year above first written.

BOOK  
396F  
PAGE  
154

Signed, sealed and delivered  
this 5 day of April,  
2014, in the presence of:

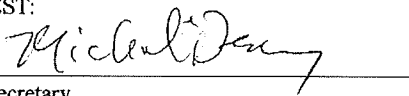
ASSOCIATION:

312 EAST LIBERTY CONDOMINIUM  
ASSOCIATION, INC.  
a Georgia non-profit corporation

  
Unofficial Witness

By:   
Its: President

see attached  
Notary Public  
My Commission Expires:

ATTEST:  
By:   
Its: Secretary  
[Corporate Seal]

SECRETARY'S CERTIFICATION

I, MICHAEL Denny the undersigned duly authorized Secretary of 312 East Liberty Condominium Association, Inc., a Georgia non-profit corporation (the "Association"), does hereby certify that this Amendment was duly approved (i) on May 6, 2014 by members of the Association holding at least two-thirds (2/3) of the total eligible Association vote; and (ii) by Eligible Mortgage Holders who represent at least fifty-one percent (51%) of the votes that are subject to Mortgages held by Eligible Mortgage Holders.

BOOK  
396F  
PAGE  
155

This 6<sup>th</sup> day of May, 2014.

Signed, sealed and delivered  
this 6<sup>th</sup> day of May,  
2014, in the presence of:

[Signature]  
Unofficial Witness

Michael Denny  
Printed Name:

[Signature]  
Notary Public  
My Commission Expires:  
Dec 30 2016

## EXHIBIT "A"

DESCRIPTION OF UNITS AND PERCENTAGE  
INTEREST IN COMMON ELEMENTS

BOOK  
396F  
PAGE  
156

<u>Identifying Condominium Unit Letter</u>	<u>Percentage of Undivided Interest in Common Elements, Liability for Common Expenses and Voting</u>	
A	8.4%	1 Vote
B	7.0%	1 Vote
C	16.4%	1 Vote
D	13%	1 Vote
E	9%	1 Vote
F	17.1%	1 Vote
G	14.6%	1 Vote
H	14.5%	1 Vote