

DEED BOOK 582 PAGE 426

MCINTOSH COUNTY GEORGIA
FILED IN OFFICE

2013 JUL -8 AM 9:37

State of Georgia
McIntosh County

PREPARED BY AND
AFTER RECORDING RETURN TO
RATCLIFFE & SMITH, P.C. CLERK OF COURTS
ATTORNEYS AT LAW
P.O. BOX 469
HINESVILLE, GEORGIA 31310

I hereby certify that this instrument was filed
for record in the Clerk of Superior Court office
of McIntosh County on the 8 day
of July 2013
at 9:37 AM and recorded in Deed
Book 582 Page 426 on the 8
day of July 2013
Debra McInnis
Deputy Clerk

Cross Reference:
Deed Book 452, Page 112
Deed Book 370, Page 254
Deed Book 387, Page 246
Deed Book 439, Page 496

**2011 AMENDMENT TO THE DECLARATION OF COVENANTS
FOR SUTHERLAND BLUFF PLANTATION**

RECITALS AND AUTHORITY TO AMEND

WHEREAS, pursuant to Article VIII of the CORRECTED FIRST AMENDED AND
RESTATEDE DECLARATIONS AND ESTABLISHMENTS OF CONDITIONS, RESERVATIONS,
LIMITATIONS, RESTRICTIONS, EASEMENTS, RIGHTS AND PRIVILEGES FOR SUTHERLAND BLUFF
PLANTATION, dated October 10, 2006 and recorded in the Office of the Clerk of
Superior Court of McIntosh County, Georgia in Deed Book 452 at page 112, the Voting
members of the Association affirmatively elected to submit the Plantation to the
provisions and benefits of the Georgia Property Owners' Association Act, O.C.G.A. §44-
3-220, et. seq. (the "Act"); and

WHEREAS, by virtue of the DECLARATIONS AND ESTABLISHMENTS OF CONDITIONS,
RESERVATIONS, LIMITATIONS, RESTRICTIONS, EASEMENTS, RIGHTS AND PRIVILEGES FOR
SUTHERLAND BLUFF PLANTATION FUTURE DEVELOPMENT TRACT, dated May 28, 2004 and
recorded in the Office of the Clerk of Superior Court of McIntosh County in Deed Book
370 at page 254, as amended by a FIRST AMENDED DECLARATIONS AND
ESTABLISHMENTS OF CONDITIONS, RESERVATIONS, LIMITATIONS, RESTRICTIONS,
EASEMENTS, RIGHTS AND PRIVILEGES FOR SUTHERLAND BLUFF PLANTATION FUTURE
DEVELOPMENT TRACT, dated January 22, 2005 and recorded in the Office of the Clerk
of the Superior Court of McIntosh County in Deed Book 387 at page 246 and as

amended by a SECOND AMENDMENT TO DECLARATIONS AND ESTABLISHMENTS OF CONDITIONS, RESERVATIONS, LIMITATIONS, RESTRICTIONS, EASEMENTS, RIGHTS AND PRIVILEGES FOR SUTHERLAND BLUFF PLANTATION FUTURE DEVELOPMENT, dated June 11, 2006 and recorded and rerecorded in the Office of the Clerk of Superior Court of McIntosh County in Deed Book 439 at page 499 additional lands were made a part of the Plantation; and

WHEREAS, at a special meeting of the members of the Association on April 16, 2011 duly called for that purpose, the majority of members of the Association required under the Act approved the purchase of the swimming pool, fitness center, tennis courts and 2.5 acres of land from Shellman Bluff Acquisition, LLC and the maintenance of the same as a part of the common area of the Plantation held by the Association; and

WHEREAS, the Association did acquire such facilities and land by Warranty Deed dated June 10, 2011 and recorded in the Office of the Clerk of Superior Court of McIntosh County in Deed Book 552 at page 295.

AMENDMENT

NOW THEREFORE, in furtherance of the actions duly authorized by the required majority of the members of the Association, the provisions of the Declaration of the covenants of Sutherland Bluff Plantation are hereby amended as follows:

- 1.) The swimming pool, fitness center, tennis courts and 2.5 acres of land more fully described in Exhibit "A" attached hereto and by reference incorporated herein are added to the Plantation and shall be subject to, and shall receive the benefits of the recorded covenants, conditions,

reservations, restrictions and servitudes more fully described above and shall be a part of the common area of the Plantation under the Act.

2.) The following additional sub paragraph to be numbered "I" is hereby added to Article V, Paragraph 75 of the CORRECTED FIRST AMENDED AND RESTATED DECLARATIONS AND ESTABLISHMENTS OF CONDITIONS, RESERVATIONS, LIMITATIONS, RESTRICTIONS, EASEMENTS, RIGHTS AND PRIVILEGES FOR SUTHERLAND BLUFF PLANTATION, dated October 10, 2006 and recorded in the Office of the Clerk of Superior Court of McIntosh County in Deed Book 452 at page 112:

(I) The maintenance and improvement of the swimming pool, fitness center, and tennis courts and the surrounding property, including any parking lot and all related furniture, furnishings, fixtures and equipment.

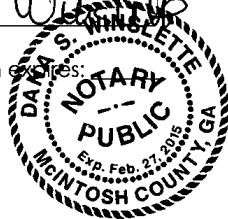
IN WITNESS WHEREOF, the Association has caused this document to be executed by its duly authorized officers, this 31st day of August, 2011.

Signed, Sealed and Delivered in the presence of:

Betty Andrews
Witness

Anna S. Whitlock
Notary Public
My commission expires:

(SEAL)



Sutherland Bluff Plantation Association, Inc.

By: [Signature]
President

Attest: [Signature]
Secretary

DEED BOOK 582 PAGE 429

EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in the **22nd GMD, McIntosh County, Georgia**, and more particularly shown and described as **Area 3 (2.4963 acres)** upon that certain plat of survey (consisting of ten (10) pages) entitled "**Boundary Survey of Sapelo Hammock Golf Club**" "**Shellman Bluff Acquisition, LLC**", dated December 22, 2010 and revised December 30, 2010, prepared by T. R. Long Engineering, P. C. and certified by Joe P. Davis, Georgia Registered Land Surveyor No. 1436, which plat of survey is recorded in **Plat Cabinet 1, Slides 325K-326H** in the Office of the Clerk of Superior Court of McIntosh County, Georgia, and which is by express reference incorporated herein for descriptive and all other purposes.

Together with all easement rights appurtenant to the above-described property.

Known as the Fitness Center Parcel

PIN: A portion of 0072-0003-001

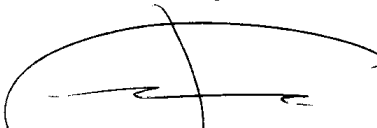
DEED BOOK 582 PAGE 430

CERTIFICATE OF AUTHORITY TO AMEND

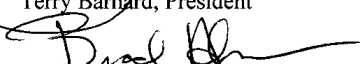
Personally appeared before the undersigned duly authorized to administer oaths,
came Terry Barnard and Brad Alom, who being duly sworn certify, depose and say:

- 1.) That Terry Barnard is the duly elected President of Sutherland Bluff Plantation Association, Inc.
- 2.) That Brad Alom is the duly elected Secretary of Sutherland Bluff Plantation Association, Inc.
- 3.) That as required by O.C.G.A. §44-3-226 (a), by a vote of more than 2/3 of the members and lot owners of Sutherland Bluff Plantation Association, Inc. at a special meeting called for that purpose on April 16, 2011 the foregoing Amendment was authorized.
- 4.) This certificate is given in affidavit form to meet the requirements of O.C.G.A. §44-3-226 (d).

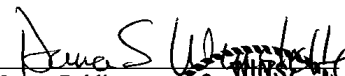
Sworn to and subscribed
before me this 31 day
of August, 2011.



Terry Barnard, President



Brad Alom, Secretary


Notary Public
My Commission Expires:
(SEAL)

