

For Supplement See 190K704/jrw

Prepared by and return to:  
Anthony W. Oxley  
HYATT & STUBBLEFIELD, P.C.  
1200 Peachtree Center South Tower  
225 Peachtree Street, N.E.  
Atlanta, Georgia 30303

FILED FOR RECORD  
REC. BK. 173-0  
PG. 180

HENDERSON & HENDERSON  
ATTORNEYS AT LAW  
POST OFFICE BOX 580  
RICHMOND HILL, GA 31324

95 JUL 14 PM 2:29

DEP  
DOUG STEPHENS  
CLERK, S.C.C.C. GA.

180

Cross Reference:

Declaration of Restrictions and  
Covenant to Share Costs for Henderson  
Nonresidential Properties

Book 172-X  
Page 31

150.00

521480A001 07/14/95 TOTAL

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

HENDERSON HOMEOWNERS ASSOCIATION

**TABLE OF CONTENTS**

**181**

<b>ARTICLE</b>	<b>SECTION</b>	<b>Page</b>
<b>I.</b>	<b>DEFINITIONS</b>	<b>1</b>
	1.1. Area of Common Responsibility.....	1
	1.2. Articles of Incorporation; Articles.....	1
	1.3. Association.....	2
	1.4. Board of Directors; Board.....	2
	1.5. Builder.....	2
	1.6. By-Laws.....	2
	1.7. Class "B" Control Period.....	2
	1.8. Common Area.....	2
	1.9. Common Expenses.....	2
	1.10. Community-Wide Standard.....	2
	1.11. Covenant to Share Costs.....	2
	1.12. Declarant.....	2
	1.13. Design Guidelines.....	3
	1.14. General Assessment.....	3
	1.15. Governing Documents.....	3
	1.16. Master Plan.....	3
	1.17. Member.....	3
	1.18. Mortgage.....	3
	1.19. Mortgagee.....	3
	1.20. Mortgagor.....	3
	1.21. Neighborhood Association.....	3
	1.22. Owner.....	3
	1.23. Person.....	3
	1.24. Properties.....	3
	1.25. Public Records.....	3
	1.26. Special Assessment.....	4
	1.27. Specific Assessment.....	4
	1.28. Supplemental Declaration.....	4
	1.29. Unit.....	4
	1.30. Use Restrictions and Rules.....	4
<b>II.</b>	<b>PROPERTY RIGHTS</b>	<b>4</b>
	2.1. Common Area.....	4
	2.2. No Partition.....	5
	2.3. Condemnation.....	5
	2.4. Actions Requiring Owner Approval.....	5
<b>III.</b>	<b>MEMBERSHIP AND VOTING RIGHTS</b>	<b>6</b>
	3.1. Function of Association.....	6
	3.2. Membership.....	6
	3.3. Voting.....	6
<b>IV.</b>	<b>RIGHTS AND OBLIGATIONS OF THE ASSOCIATION</b>	<b>7</b>
	4.1. Common Area.....	7
	4.2. Personal Property and Real Property for Common Use.....	7

(i)

<u>ARTICLE</u>	<u>SECTION</u>	<u>Page</u>
	4.3. Enforcement.....	7
	4.4. Implied Rights; Board Authority.....	8
	4.5. Governmental Interests.....	8
	4.6. Indemnification.....	8
	4.7. Dedication of Common Area.....	9
	4.8. Security.....	9
	4.9. Utility Lines.....	9
	4.10. Powers of the Association Relating to Neighborhoods.....	9
<b>V.</b>	<b>MAINTENANCE</b>	10
	5.1. Association's Responsibility.....	10
	5.2. Owner's Responsibility.....	11
	5.3. Neighborhood's Responsibility.....	12
	5.4. Standard of Performance.....	12
<b>VI.</b>	<b>INSURANCE AND CASUALTY LOSSES</b>	12
	6.1. Association Insurance.....	12
	6.2. Owners' Insurance.....	14
<b>VII.</b>	<b>ANNEXATION AND WITHDRAWAL OF PROPERTY</b>	15
	7.1. Annexation Without Approval of Membership.....	15
	7.2. Annexation With Approval of Membership.....	15
	7.3. Withdrawal of Property.....	16
	7.4. Additional Covenants and Easements.....	16
	7.5. Amendment.....	16
<b>VIII.</b>	<b>ASSESSMENTS</b>	16
	8.1. Creation of and Obligation for Assessments.....	16
	8.2. Declarant's Obligation for Assessments.....	17
	8.3. Computation of General Assessments.....	17
	8.4. Reserve Budget and Capital Contribution.....	18
	8.5. Special Assessments .....	18
	8.6. Specific Assessments.....	19
	8.7. Lien for Assessments.....	19
	8.8. Date of Commencement of Assessments.....	20
	8.9. Failure to Assess.....	20
	8.10. Exempt Property.....	20
<b>IX.</b>	<b>ARCHITECTURAL STANDARDS</b>	20
	9.1. General.....	20
	9.2. Architectural Review.....	21
	9.3. Guidelines and Procedures.....	21
	9.4. No Waiver of Future Approvals.....	23
	9.5. Variance.....	23
	9.6. Limitation of Liability.....	23
	9.7. Enforcement.....	24

<b>ARTICLE</b>	<b>SECTION</b>	<b>Page 183</b>
<b>X.</b>	<b>USE RESTRICTIONS AND RULES</b>	<b>24</b>
	10.1. Plan of Development; Applicability; Effect.....	24
	10.2. Authority to Promulgate Use Restrictions and Rules.....	25
	10.3. Owners' Acknowledgement.....	25
	10.4. Rights of Owners.....	25
<b>XI.</b>	<b>EASEMENTS</b>	<b>27</b>
	11.1. Easements of Encroachment.....	27
	11.2. Easements for Utilities, Etc.....	27
	11.3. Easements for Maintenance and Flood Water.....	28
	11.4. Easements to Serve Additional Property.....	28
	11.5. Right of Entry.....	28
	11.6. Landscaping and Signage Easements.....	29
	11.7. Easements for Golf Course.....	29
<b>XII.</b>	<b>MORTGAGEE PROVISIONS</b>	<b>30</b>
	12.1. Notices of Action.....	30
	12.2. No Priority.....	30
	12.3. Notice to Association.....	30
	12.4. HUD/VA Approval.....	30
	12.5. Failure of Mortgagee to Respond.....	31
<b>XIII.</b>	<b>DECLARANT'S RIGHTS</b>	<b>31</b>
<b>XIV.</b>	<b>DISPUTE RESOLUTION AND LIMITATION ON LITIGATION</b>	<b>32</b>
	14.1. Agreement to Avoid Litigation .....	32
	14.2. Claims.....	32
	14.3. Mandatory Procedures .....	33
	14.4. Allocation of Costs of Resolving Claims.....	34
<b>XV.</b>	<b>GENERAL PROVISIONS</b>	<b>35</b>
	15.1. Duration.....	35
	15.2. Amendment.....	35
	15.3. Severability.....	36
	15.4. Litigation.....	36
	15.5. Cumulative Effect; Conflict.....	36
	15.6. Use of the Word "Henderson".....	37
	15.7. Compliance.....	37
	15.8. Notice of Sale or Transfer of Title.....	37
	15.9. Exhibits.....	37



- TABLE OF EXHIBITS

<u>Exhibit</u>	<u>Subject Matter</u>	<u>Page First Appearing</u>
"A"	Land Initially Submitted	1
"B"	Land Subject to Annexation	3
"C"	Initial Use Restrictions and Rules	4
"D"	Rules of Arbitration	34
"E"	By-Laws of Henderson Homeowners Association, Inc.	2

## DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

## HENDERSON HOMEOWNERS ASSOCIATION

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 21<sup>st</sup> day of April, 1995, by Gateway of Savannah, Inc., a Georgia corporation (the "Declarant").

Declarant is the owner of the real property described in Exhibit "A," which is attached and incorporated by reference. By this Declaration, Declarant imposes upon the Properties mutually beneficial restrictions under a general plan of improvement for the benefit of the owners of each portion of the Properties, and establishes a flexible and reasonable procedure for the overall development, administration, maintenance and preservation of the Properties. In furtherance of such plan, Declarant has caused the Henderson Homeowners Association, Inc., to be formed as a Georgia non-profit corporation to own, operate and maintain Common Area and to administer and enforce the provisions of the Governing Documents.

Declarant hereby declares that all of the property described in Exhibit "A" and any additional property subjected to this Declaration by Supplemental Declaration shall be held, sold, used and conveyed subject to the following easements, restrictions, covenants, and conditions, which shall run with the title to the real property subjected to this Declaration. This Declaration shall be binding upon all parties having any right, title, or interest in any portion of the Properties, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each owner of any portion of the Properties.

This document does not and is not intended to create a condominium within the meaning of the Georgia Condominium Act, O.C.G.A. Section 44-3-70, and the Association is not subject to the Georgia Property Owners' Association Act, O.C.G.A. Section 44-3-220.

**Article I**  
**DEFINITIONS**

The terms in this Declaration and the attached exhibits shall generally be given their natural, commonly accepted definitions except as otherwise specified. Capitalized terms shall be defined as set forth below.

1.1. "Area of Common Responsibility": The Common Area, together with such other areas, if any, for which the Association has or assumes responsibility pursuant to the terms of this Declaration, any Supplemental Declaration, Covenant to Share Costs, or other applicable covenants, contract, or agreement.

1.2. "Articles of Incorporation" or "Articles": The Articles of Incorporation of Henderson Homeowners Association, Inc., as filed with the Secretary of State of the State of Georgia.

1.3. "Association": Henderson Homeowners Association, Inc., a Georgia non-profit corporation, its successors or assigns.

1.4. "Board of Directors" or "Board": The body responsible for administration of the Association, selected as provided in the By-Laws and generally serving the same role as the board of directors under Georgia corporate law.

1.5. "Builder": Any Person which purchases one or more Units for the purpose of constructing improvements for later sale to consumers in the ordinary course of such Person's business.

1.6. "By-Laws": The By-Laws of Henderson Homeowners Association, Inc., attached as Exhibit "E," as they may be amended.

1.7. "Class "B" Control Period": The period of time during which the Class "B" Member is entitled to appoint a majority of the members of the Board of Directors as provided in Section 3.3 of the By-Laws.

1.8. "Common Area": All real and personal property, including easements, which the Association owns, leases or otherwise holds possessory or use rights in for the common use and enjoyment of the Owners.

1.9. "Common Expenses": The actual and estimated expenses incurred, or anticipated to be incurred, by the Association, including any reasonable reserve, as the Board may find necessary and appropriate. Common Expenses shall not include any expenses incurred during the Class "B" Control Period for initial development, original construction, installation of infrastructure, original capital improvements, or other original construction costs unless approved by a majority of the total Class "A" vote of the Association.

1.10. "Community-Wide Standard": The standard of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standard shall be initially established by the Declarant and described in the Design Guidelines.

1.11. "Covenant to Share Costs": That certain Declaration of Restrictions and Covenant to Share Costs for Henderson Nonresidential Properties recorded in the Public Records of Chatham County, Georgia, which creates certain easements for the benefit of the Association and the present and future owners of the real property subject thereto and which obligates the Association and such owners to share the costs of maintaining certain property described therein.

1.12. "Declarant": Gateway of Savannah, Inc., a Georgia corporation, or any successor, successor-in-title, or assign who takes title to any portion of the property described on Exhibits "A" or "B" for the purpose of development and/or sale and who is designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant; provided, there shall be only one Declarant at any time.

1.13. "Design Guidelines": The design and construction guidelines and application and review procedures applicable to the Properties promulgated and administered pursuant to Article IX.

1.14. "General Assessment": Assessments levied on all Units subject to assessment under Article VIII to fund Common Expenses for the general benefit of all Units, as more particularly described in Sections 8.1 and 8.3.

1.15. "Governing Documents": A collective term referring to the Declaration, any Supplemental Declaration, Covenant to Share Costs, Articles, By-Laws, Design Guidelines, and Use Restrictions and Rules.

1.16. "Master Plan": The land use plan for the development of Henderson prepared by Thomas & Hutton Engineering Co. and Richard Magnuson & Associates and approved by Chatham County, Georgia, on April 26, 1994, as it may be amended from time to time, which plan includes the property described on Exhibit "A" and all or a portion of the property described on Exhibit "B" that Declarant may from time to time anticipate subjecting to this Declaration. Inclusion of property on the Master Plan shall not, under any circumstances, obligate Declarant to subject such property to this Declaration, nor shall the exclusion of property described on Exhibit "B" from the Master Plan bar its later annexation in accordance with Article VII.

1.17. "Member": A Person subject to membership in the Association pursuant to Section 3.2.

1.18. "Mortgage": A mortgage, a deed of trust, a deed to secure debt, or any other form of security instrument affecting title to any Unit.

1.19. "Mortgagee": A beneficiary or holder of a Mortgage.

1.20. "Mortgagor": Any Person who gives a Mortgage.

1.21. "Neighborhood Association": Any owners association having concurrent jurisdiction with the Association over any Neighborhood.

1.22. "Owner": One or more Persons who hold the record title to any Unit, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. If a Unit is sold under a recorded contract of sale, and the contract specifically so provides, the purchaser (rather than the fee owner) will be considered the Owner.

1.23. "Person": A natural person, a corporation, a partnership, a trustee, or any other legal entity.

1.24. "Properties": The real property described on Exhibit "A," together with such additional property as is subjected to this Declaration in accordance with Article VII.

1.25. "Public Records": The Official Records of Chatham County, Georgia.

1.26. "Special Assessment": Assessments levied in accordance with Section 8.5.

1.27. "Specific Assessment": Assessments levied in accordance with Section 8.6.

1.28. "Supplemental Declaration": An instrument filed in the Public Records pursuant to Article VII which subjects additional property to this Declaration and/or imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument.

1.29. "Unit": A portion of the Properties, whether improved or unimproved, which may be independently owned and conveyed and which is intended for development, use, and occupancy as a residence for a single family. The term shall include within its meaning, by way of illustration but not limitation, each numbered lot shown on a subdivision plat filed in the Public Records with respect to any portion of the Properties, together with the structures, if any, constructed thereon, as well as vacant land intended for further subdivision, but shall not include Common Area or property dedicated to the public.

In the case of a portion of the Properties intended and suitable for subdivision into single-family lots but as to which no subdivision plat has been filed, such property shall be deemed to be a single Unit until such time as a subdivision plat is filed of record with respect to all or a portion of the property. Thereafter, the portion encompassed by such plat shall contain the number of Units determined as set forth in the preceding paragraph and any portion not platted shall continue to be treated as a single Unit.

1.30. "Use Restrictions and Rules": Those use restrictions and rules affecting the Properties, which may be adopted, modified and repealed as set forth in Article X. The initial Use Restrictions and Rules are set forth on Exhibit "C."

## Article II PROPERTY RIGHTS

2.1. Common Area. Every Owner shall have a right and an appurtenant, nonexclusive easement of use, access, and enjoyment in and to the Common Area, subject to:

- (a) This Declaration and any other applicable covenants;
- (b) Any restrictions or limitations contained in any deed conveying such property to the Association;
- (c) The right of the Board and the membership to adopt rules pursuant to Article X regulating the use and enjoyment of the Common Area, including rules limiting the number of guests who may use the Common Area;
- (d) The right of the Board to suspend the right of an Owner to use recreational facilities within the Common Area (i) for any period during which

any charge against such Owner's Unit remains delinquent, and (ii) for a period not to exceed 30 days for a single violation or for a longer period in the case of any continuing violation of the Governing Documents after notice and a hearing pursuant to Section 3.24 of the By-Laws;

(e) The right of the Association, acting through the Board, to dedicate or transfer all or any part of the Common Area, subject to such approval requirements as may be set forth in this Declaration;

(f) The right of the Board to impose reasonable membership requirements and charge reasonable admission or other use fees for the use of any recreational facilities situated upon the Common Area;

(g) The right of the Board to permit use of any recreational facilities situated on the Common Area by persons other than Owners, their families, lessees and guests upon payment of such use fees as the Board may establish; and

(h) The right of the Association, acting through the Board, to mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, subject to the approval requirements as may be set forth in this Declaration.

Any Owner may extend his or her right of use and enjoyment to the members of his or her family, lessees, and social invitees, as applicable, subject to reasonable regulation by the Board. An Owner who leases his or her Unit shall be deemed to have assigned all such rights to the lessee of such Unit.

2.2. No Partition. There shall be no judicial partition of the Common Area. This Article shall not prohibit the Board from acquiring and disposing of tangible personal property nor from acquiring and disposing of real property which may or may not be subject to this Declaration.

2.3. Condemnation. If any part of the Common Area shall be taken or conveyed in lieu of and under threat of condemnation by the Board, the Association shall restore or replace such improvements on the remaining land included in the Common Area to the extent available, unless within 60 days after such taking the Declarant, so long as the Declarant owns any property described in Exhibits "A" or "B" of this Declaration, and at least 67% of the total Class "A" vote of the Association shall otherwise agree. Any such construction shall be in accordance with plans approved by the Board. The provisions of Section 6.1(c) 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 shall be disbursed to the Association and used for such purposes as the Board shall determine.

2.4. Actions Requiring Owner Approval. If either the U.S. Department of Housing and Urban Development or the U.S. Department of Veterans

Affairs is insuring or guaranteeing the Mortgage on any Unit, then the following actions shall require the prior approval of Members representing not less than two-thirds (2/3) of the total Class "A" votes in the Association and the consent of the Class "B" Member, if such exists: merger, consolidation or dissolution of the Association; annexation of additional property other than that described on Exhibit "B;" and dedication, conveyance or mortgaging of Common Area. Notwithstanding anything to the contrary in Section 2.3 or this Section, the Association, acting through the Board, may grant easements over the Common Area for installation and maintenance of utilities and drainage facilities and for other purposes not inconsistent with the intended use of the Common Area, without the approval of the membership.

### Article III MEMBERSHIP AND VOTING RIGHTS

3.1. Function of Association. The Association shall be the entity responsible for management, maintenance, operation and control of the Area of Common Responsibility. The Association shall be the primary entity responsible for enforcement of this Declaration and such reasonable rules regulating use of the Properties as the Board or the membership may adopt pursuant to Article X. The Association shall also be responsible for administering and enforcing the architectural standards and controls set forth in this Declaration and in the Design Guidelines. The Association shall perform its functions in accordance with the Governing Documents and the laws of the State of Georgia.

3.2. Membership. Every Owner automatically shall become a Member of the Association upon taking title to a Unit. There shall be only one membership per Unit. If a Unit is owned by more than one Person, all co-Owners shall share the privileges of such membership, subject to reasonable Board regulation and the restrictions on voting set forth in Section 3.3 and in the By-Laws, and all such co-Owners shall be jointly and severally obligated to perform the responsibilities of Owners. The membership rights of an Owner which is not a natural person may be exercised by any officer, director, partner or trustee, or by the individual designated from time to time by the Owner in a written instrument provided to the Secretary of the Association.

3.3. Voting. The Association shall have two classes of membership, Class "A" and Class "B."

(a) Class "A". Class "A" Members shall be all Owners except the Class "B" Member, if any. Class "A" Members shall have one equal vote for each Unit in which they hold the interest required for membership under Section 3.2; provided, there shall be only one vote per Unit and no vote shall be exercised for any property which is exempt from assessment under Section 8.10.

In any situation where there is more than one Owner of a Unit, the vote for such Unit shall be exercised as the co-Owners determine among themselves and advise the Secretary of the Association in writing prior to the vote being taken. Absent such advice, the Unit's vote shall be suspended if more than one Person seeks to exercise it.

(b) Class "B". The sole Class "B" Member shall be the Declarant. The Class "B" Member may appoint a majority of the members of the Board of Directors during the Class "B" Control Period, as specified in Section 3.3 of the By-Laws, and shall have the rights of the Class "B" Member as are specified in the relevant sections of the Governing Documents. After termination of the Class "B" Control Period, the Class "B" Member shall have a right to disapprove actions of the Board and committees as provided in Section 3.19 of the By-Laws.

The Class "B" membership shall terminate two years after expiration of the Class "B" Control Period pursuant to Article III of the By-Laws unless the Declarant voluntarily terminates such membership earlier by filing a written notice of termination in the Public Records. Upon termination of the Class "B" membership, the Declarant shall be a Class "A" Member entitled to Class "A" votes for each Unit which it owns.

#### **Article IV** **RIGHTS AND OBLIGATIONS OF THE ASSOCIATION**

4.1. Common Area. The Association, subject to the rights of the Owners set forth in this Declaration, shall manage and control the Common Area and all improvements thereon (including, without limitation, landscaping, furnishings, equipment, and other personal property of the Association used in connection with the Common Area), and shall keep it in good, clean, attractive, and sanitary condition, order, and repair, pursuant to this Declaration and the By-Laws and consistent with the Community-Wide Standard. The Board is specifically authorized, but not obligated, to retain or employ professional management to assist in carrying out the Association's responsibilities under this Declaration and the By-Laws, the cost of which shall be a Common Expense.

4.2. Personal Property and Real Property for Common Use. The Association, through action of its Board, may acquire, hold, and dispose of tangible and intangible personal property and real property, subject to the provisions of Sections 2.4 and 12.4. The Declarant and its designees may convey to the Association improved or unimproved real estate, or interests in real estate, located within the properties described in Exhibits "A" or "B," personal property and leasehold and other property interests. Such property shall be accepted by the Association and thereafter shall be maintained by the Association at its expense for the benefit of its Members, subject to any restrictions set forth in the deed or other instrument transferring such property to the Association.

4.3. Enforcement. The Association may impose sanctions for violations of the Governing Documents in accordance with procedures set forth in the By-Laws, including reasonable monetary fines and suspension of the right to vote and to use any recreational facilities within the Common Area. In addition, in accordance with Section 3.24 of the By-Laws, the Association may exercise self-help to cure violations and may suspend any services it provides to the Unit of any Owner who is more than 30 days delinquent in paying any assessment or other charge due to the Association. All remedies



set forth in this Declaration and the By-Laws shall be cumulative of any remedies available at law or in equity. In any action to enforce the provisions of this Declaration or Association rules, if the Association prevails it shall be entitled to recover all costs, including, without limitation, attorneys fees and court costs, reasonably incurred in such action.

The Association shall not be obligated to take action to enforce any covenant, restriction or rule which the Board reasonably determines is, or is likely to be construed as, inconsistent with applicable law, or in any case in which the Board reasonably determines that the Association's position is not strong enough to justify taking enforcement action. Any such determination shall not be construed as a waiver of the right to enforce such provision under other circumstances or estop the Association from enforcing any other covenant, restriction or rule.

The Association, by contract or other agreement, may enforce county and city ordinances, if applicable, and permit local governments to enforce their ordinances within the Properties for the benefit of the Association and its Members.

4.4. Implied Rights: Board Authority. The Association may exercise any right or privilege given to it expressly by this Declaration or the By-Laws, or reasonably implied from or reasonably necessary to effectuate any such right or privilege. Except as otherwise specifically provided in the Governing Documents or by law, all rights and powers of the Association may be exercised by the Board without a vote of the membership.

4.5. Governmental Interests. For so long as the Declarant owns any property described on Exhibits "A" or "B," the Declarant may designate sites within the Properties for fire, police, and utility facilities, public schools and parks, and other public or quasi-public facilities. The sites may include Common Area, in which case the Association shall take whatever action is required with respect to such site to permit such use, including conveyance of the site, if so directed by Declarant. The sites may include other property not owned by Declarant provided the owner consents.

4.6. Indemnification. The Association shall indemnify every officer, director, and committee member, including members of the committees established under Article IX, against all damages and expenses, including counsel fees, reasonably incurred in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer, director, or committee member, except that such obligation to indemnify shall be limited to those actions for which liability is limited under this Section and Georgia law.

The officers, directors, and committee members shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made or action taken in good faith on behalf of the Association (except to the extent that such officers or directors may also

be Members of the Association). The Association shall indemnify and forever hold each such officer, director and committee member harmless from any and all liability to others on account of any such contract, commitment or action. This right to indemnification shall not be exclusive of any other rights to which any present or former officer, director, or committee member may be entitled. The Association shall, as a Common Expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

4.7. Dedication of Common Area. The Association may dedicate portions of the Common Area to Chatham County, Georgia, or to any other local, state, or federal governmental or quasi-governmental entity, subject to such approval as may be required by Section 2.4.

4.8. Security. The Association may, but shall not be obligated to, maintain or support certain activities within the Properties designed to make the Properties safer than they otherwise might be. Neither the Association nor the Declarant shall in any way be considered insurers or guarantors of security within the Properties, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system or measures, including any mechanism or system for limiting access to the Properties, can not be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform its tenants and all occupants of its Unit that the Association, its Board of Directors and committees, and the Declarant are not insurers and that each Person using the Properties assumes all risks of personal injury and loss or damage to property, including Units and the contents of Units, resulting from acts of third parties.

4.9. Utility Lines. Each Owner, occupant, guest, and invitee acknowledges that utility lines exist on, near, adjacent to, and over the Properties. Each Owner, occupant, guest, and invitee acknowledges that neither the Association, the Board nor the Declarant shall in any way be considered insurers or guarantors of health within the Properties and neither the Association, the Board, nor the Declarant shall be held liable for any personal injury, illness or any other loss or damage caused by the presence or malfunction of utility lines or utility sub-stations adjacent to, near, over, or on the Properties. Each Owner, occupant, guest, and invitee assumes all risk of personal injury, illness, or other loss or damage arising from the presence of utility lines or utility sub-stations and further acknowledges that neither Declarant nor the Association have made any representations or warranties, nor has any Owner, occupant, guest, or invitee relied upon any representations or warranties, expressed or implied, relative to the condition or impact of utility lines or utility sub-stations.

4.10 Powers of the Association Relating to Neighborhoods. In the event that Declarant chooses to establish Neighborhood Associations which have concurrent jurisdiction with the Association over areas of multi-family

residential units or condominiums, the Association reserves the powers enumerated in this section. The Association shall have the power to veto any action taken or contemplated to be taken by any Neighborhood Association or neighborhood committee which the Board reasonably determines to be adverse to the interests of the Association or its Members or inconsistent with the Community-Wide Standard. The Association also shall have the power to require specific action to be taken by any Neighborhood Association or neighborhood committee in connection with its obligations and responsibilities hereunder or under any other covenants affecting the Properties. Without limiting the generality of the foregoing, the Association may (a) require specific maintenance or repairs or aesthetic changes to be effectuated by the Neighborhood Association and (b) require that a proposed budget include certain items and that expenditures be made therefor.

Any action required by the Association in a written notice pursuant to the foregoing paragraph to be taken by a Neighborhood Association or neighborhood committee shall be taken within the reasonable time frame set by the Association in such written notice. If the Neighborhood Association or neighborhood committee fails to comply with the requirements set forth in such written notice, the Association shall have the right to effect such action on behalf of the Neighborhood Association or neighborhood committee. To cover the Association's administrative expenses in connection with the foregoing and to discourage failure to comply with the requirements of the Association, the Association shall assess the Units in such neighborhood for their pro rata share of any expenses incurred by the Association in taking such action in the manner provided in Section 8.6. Such assessments may be collected as a Specific Assessment hereunder and shall be subject to all lien rights provided for in Article VIII.

#### **Article V** **MAINTENANCE**

##### **5.1. Association's Responsibility.**

(a) The Association shall maintain and keep in good repair the Area of Common Responsibility, which shall include, but need not be limited to:

(i) all landscaping and other flora, signage, lighting, irrigation systems and equipment, fences, walls, and other structures and improvements, including any parking areas, sidewalks, paths and trails, situated upon the Common Area;

(ii) landscaping and signage within public rights-of-way within the Properties, except to the extent that such responsibility is assigned to Owners under Section 5.2;

(iii) any ponds, streams and/or wetlands located within the Properties which serve as part of the drainage and storm water retention system for the Properties, including any retaining walls, bulkheads or dams (earthen or otherwise) retaining water therein;

(iv) all of the Joint Property identified in the Covenant to Share Costs and such portions of any additional property included within the Area of Common Responsibility as may be dictated by the Governing Documents or any contract or agreement for maintenance thereof entered into by the Association; and

(v) any property and facilities owned by the Declarant and made available, on a temporary or permanent basis, for the primary use and enjoyment of the Association and its Members, such property and facilities to be identified by written notice from the Declarant to the Association and to remain a part of the Area of Common Responsibility and to be maintained by the Association unless and until such time as Declarant revokes such privilege of use and enjoyment by written notice to the Association.

The Association may maintain other property which it does not own, including, without limitation, property dedicated to the public, if the Board of Directors determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard.

(b) There are hereby reserved to the Association easements over the Properties as necessary to enable the Association to fulfill such responsibilities. The Association shall maintain the facilities and improvements within the Area of Common Responsibility in continuous operation, except for any periods necessary, as determined in the sole discretion of the Board, to perform required maintenance or repairs, unless Members representing 75% of the Class "A" votes in the Association and the Class "B" Member, if any, agree in writing to discontinue such operation.

Except as provided above, the Area of Common Responsibility shall not be reduced by amendment of this Declaration or any other means except with the prior written approval of the Declarant as long as the Declarant owns any property described on Exhibits "A" or "B" of this Declaration.

(c) Except as otherwise specifically provided herein, all costs associated with maintenance, repair and replacement of the Area of Common Responsibility shall be a Common Expense to be allocated among all Units as part of the General Assessment or assessed pursuant to the Covenant to Share Costs, without prejudice to the right of the Association to seek reimbursement from the owner(s) of, or other Persons responsible for, certain portions of the Area of Common Responsibility pursuant to this Declaration, other recorded covenants, or agreements with the owner(s) thereof.

5.2. Owner's Responsibility. Each Owner shall maintain his or her Unit and all structures, parking areas, and other improvements comprising the Unit in a manner consistent with the Community-Wide Standard and all applicable covenants. In addition to any other enforcement rights, if an Owner fails properly to perform his or her maintenance responsibility, the Association may perform such maintenance responsibilities and assess all costs incurred by the Association against the Unit and the Owner in accordance with Section 8.6. The Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry, except when entry is required due to an emergency situation.

5.3. Neighborhood's Responsibility. Any Neighborhood Association whose common property is adjacent to any portion of the Common Area shall maintain and irrigate the landscaping on any Common Area right-of-way located adjacent to the Neighborhood Association's property line.

Any Neighborhood Association having responsibility for maintenance within a particular Neighborhood pursuant to additional covenants applicable to such Neighborhood shall perform such maintenance responsibility in a manner consistent with the Community-Wide Standard. If it fails to do so, the Association may perform such responsibilities and assess the costs as a Specific Assessment against all Units within such Neighborhood as provided in Section 8.6.

5.4. Standard of Performance. Unless otherwise specifically provided herein or in other instruments creating and assigning such maintenance responsibility, responsibility for maintenance shall include responsibility for repair and replacement, as necessary. All maintenance shall be performed in a manner consistent with the Community-Wide Standard and all applicable covenants. The Association shall not be liable for any damage or injury occurring on, or arising out of the condition of, property which it does not own except to the extent that it has been negligent in the performance of its maintenance responsibilities.

#### Article VI INSURANCE AND CASUALTY LOSSES

##### 6.1. Association Insurance.

(a) Required Coverages. The Association, acting through its Board or its duly authorized agent, shall obtain and continue in effect the following types of insurance, if reasonably available, or if not reasonably available, the most nearly equivalent coverages as are reasonably available:

(i) Blanket property insurance for the full replacement cost of all insurable improvements on the Common Area and on other portions of the Area of Common Responsibility to the extent that it has responsibility, regardless of ownership;

(ii) Commercial general liability insurance on the Area of Common Responsibility, insuring the Association and its Members for damage or injury caused by the negligence of the Association or any of its Members, employees, agents, or contractors while acting on its behalf. If generally available at reasonable cost, the commercial general liability coverage (including primary and any umbrella coverage) shall have a limit of at least \$1,000,000.00 per occurrence with respect to bodily injury, personal injury, and property damage;

(iii) Workers compensation insurance and employers liability insurance, if and to the extent required by law;

(iv) Directors and officers liability coverage;

(v) Fidelity insurance covering all Persons responsible for handling Association funds in an amount determined in the Board's best business judgment. Fidelity insurance policies shall contain a waiver of all defenses based upon the exclusion of Persons serving without compensation; and

(vi) Such additional insurance as the Board, in the exercise of its business judgment, determines advisable, which may include, without limitation, flood insurance and building ordinance coverage.

(b) Policy Requirements. The Association shall arrange for an annual review of the sufficiency of insurance coverage by one or more qualified Persons, at least one of whom must be familiar with insurable replacement costs in the metropolitan Savannah, Georgia area.

All Association policies shall provide for a certificate of insurance to be furnished to each Member insured and to the Association.

The policies may contain a reasonable deductible and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the policy limits satisfy the requirements of Section 6.1(a). In the event of an insured loss, the deductible shall be treated as a Common Expense; provided, if the Board reasonably determines, after notice and an opportunity to be heard in accordance with Section 3.24 of the By-Laws, that the loss is the result of the negligence or willful misconduct of one or more Owners, their guests, invitees, or lessees, then the Board may specifically assess the full amount of such deductible against such Owner(s) and their Units pursuant to Section 8.6.

All insurance coverage obtained by the Board shall:

(i) be written with a company authorized to do business in the State of Georgia which satisfies the requirements of the Federal National Mortgage Association, or such other secondary mortgage market agencies or federal agencies as the Board deems appropriate;

(ii) be written in the name of the Association as trustee for the benefitted parties. Policies on the Common Area shall be for the benefit of the Association and its Members;

(iii) not be brought into contribution with insurance purchased by Owners, occupants, or their Mortgagees individually;

(iv) contain an inflation guard endorsement; and

(v) include an agreed amount endorsement, if the policy contains a co-insurance clause.

In addition, the Board shall use reasonable efforts to secure insurance policies which list the Owners as additional insureds and provide:

(i) a waiver of subrogation as to any claims against the Association's Board, officers, employees, and its manager, the Owners and their tenants, servants, agents, and guests;

(ii) a waiver of the insurer's rights to repair and reconstruct instead of paying cash;

(iii) an endorsement precluding cancellation, invalidation, suspension, or non-renewal by the insurer on account of any one or more individual Owners, or on account of any curable defect or violation without prior written demand to the Association to cure the defect or violation and allowance of a reasonable time to cure;

(iv) an endorsement excluding Owners' individual policies from consideration under any "other insurance" clause;

(v) an endorsement requiring at least 30 days' prior written notice to the Association of any cancellation, substantial modification, or non-renewal;

(vi) a cross liability provision; and

(vii) a provision vesting in the Board exclusive authority to adjust losses; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related to the loss.

(c) Damage and Destruction. Immediately after damage or destruction to all or any part of the Properties covered by insurance written in the name of the Association, the Board or its duly authorized agent shall file and adjust all insurance claims and obtain reliable and detailed estimates of the cost of repair or reconstruction. Improvements on the Common Area shall be repaired or reconstructed unless the at least 67% of the total Class "A" votes in the Association, and the Class "B" Member, if any, decide within 60 days after the loss not to repair or reconstruct. No Mortgagee shall have the right to participate in the determination of whether the damage or destruction to the Common Area shall be repaired or reconstructed.

If determined in the manner described above that the damage or destruction to the Common Area shall not be repaired or reconstructed and no alternative improvements are authorized, the affected property shall be cleared of all debris and ruins and thereafter shall be maintained by the Association in a neat and attractive, landscaped condition consistent with the Community-Wide Standard.

Any insurance proceeds remaining after paying the costs of repair or reconstruction, or after such settlement as is necessary and appropriate, 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 Mortgagees of any affected Unit.

If insurance proceeds are insufficient to cover the costs of repair or reconstruction, the Board of Directors may, without a vote of the Members, levy a Special Assessment to cover the shortfall.

6.2. Owners' Insurance. By virtue of taking title to a Unit, each Owner covenants and agrees with all other Owners and with the Association to

carry property insurance for the full replacement cost of all insurable improvements on his or her Unit, less a reasonable deductible. Each Owner further covenants and agrees that in the event of damage to or destruction of structures on or comprising his Unit, the Owner shall proceed promptly to repair or to reconstruct in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Article IX. Alternatively, the Owner shall clear the Unit of all debris and ruins and maintain the Unit in a neat and attractive, landscaped condition consistent with the Community-Wide Standard. The Owner shall pay any costs which are not covered by insurance proceeds.

**Article VII**  
**ANNEXATION AND WITHDRAWAL OF PROPERTY**

7.1. Annexation Without Approval of Membership. Until all property described on Exhibit "B" has been subjected to this Declaration or 10 years after the recording of this Declaration in the Public Records, whichever is earlier, Declarant may from time to time unilaterally subject to the provisions of this Declaration all or any portion of the real property described in Exhibit "B." The Declarant may transfer or assign this right to annex property, provided that the transferee or assignee is the developer of at least a portion of the real property described in Exhibits "A" or "B" and that such transfer is memorialized in a written, recorded instrument executed by Declarant.

Such annexation shall be accomplished by filing a Supplemental Declaration in the Public Records describing the property being annexed. Such Supplemental Declaration shall not require the consent of Members, but shall require the consent of the owner of such property, if other than Declarant. Any such annexation shall be effective upon the filing for record of such Supplemental Declaration unless otherwise provided therein.

Nothing in this Declaration shall be construed to require the Declarant or any successor to annex or develop any of the property set forth in Exhibit "B" in any manner whatsoever.

7.2. Annexation With Approval of Membership. The Association may annex any real property to the provisions of this Declaration with the consent of the owner of such property, the affirmative vote of Members representing a majority of the Class "A" votes of the Association represented at a meeting duly called for such purpose, and the consent of the Declarant so long as Declarant owns property subject to this Declaration or which may become subject to this Declaration in accordance with Section 7.1.

Such annexation shall be accomplished by filing a Supplemental Declaration describing the property being annexed in the Public Records. Any such Supplemental Declaration shall be signed by the President and the Secretary of the Association, and by the owner of the annexed property, and by the Declarant, if the Declarant's consent is required. Any such annexation shall be effective upon filing unless otherwise provided therein.



7.3. Withdrawal of Property. The Declarant reserves the right to amend this Declaration so long as it has a right to annex additional property pursuant to this Section 7.1, for the purpose of removing any portion of the Properties from the coverage of this Declaration, provided such withdrawal is not unequivocally contrary to the overall, uniform scheme of development for the Properties. Such amendment shall not require the consent of any Person other than the Owner of the property to be withdrawn, if not the Declarant.

7.4. Additional Covenants and Easements. The Declarant may subject any portion of the Properties to additional covenants and easements by filing a Supplemental Declaration in the Public Records, concurrent with or after the annexation of the subject property, setting forth such additional covenants and easements. Any such Supplemental Declaration shall require the written consent of the owner(s) of the subject property, if other than the Declarant. Any such Supplemental Declaration may supplement, create exceptions to, or otherwise modify the terms of this Declaration as it applies to the subject property in order to reflect the different character and intended use of such property.

7.5. Amendment. This Article shall not be amended without the prior written consent of Declarant so long as the Declarant owns any property described in Exhibits "A" or "B."

#### Article VIII ASSESSMENTS

##### 8.1. Creation of and Obligation for Assessments.

(a) Purposes and Types. There are hereby created three types of assessments: (a) General Assessments as described in Section 8.3; (b) Special Assessments as described in Section 8.5; and (c) Specific Assessments as described in Section 8.6. Each Owner, by accepting a deed or entering into a recorded contract of sale for any portion of the Properties, is deemed to covenant and agree to pay these assessments.

(b) Personal Obligation and Lien. All assessments, together with interest (computed from the due date of such assessment at a rate of 10% per annum or such higher rate as the Board may establish, subject to the limitations of Georgia law), late charges established by Board resolution, costs, and reasonable attorneys' fees, shall be the personal obligation of the Owner and a charge and continuing lien upon each Unit against which the assessment is made until paid, as more particularly provided in Section 8.7. Upon a transfer of title to a Unit, the grantee shall be jointly and severally liable for any assessments and other charges due at the time of conveyance. However, no first Mortgagee who obtains title to a Unit by exercising the remedies provided in its Mortgage shall be liable for unpaid assessments which accrued prior to such acquisition of title.

The Association shall, upon request, furnish to any Owner liable for any type of assessment a certificate in writing signed by an Association officer setting forth whether such assessment has been paid. Such certificate

shall be conclusive evidence of payment. The Association may require the advance payment of a reasonable processing fee for the issuance of such certificate.

Assessments shall be paid in such manner and on such dates as the Board may establish. The Board may require advance payment of assessments at closing of the transfer of title to a Unit and impose special requirements for Owners with a history of delinquent payment. If any Owner is delinquent in paying any assessments or other charges levied on his Unit, the Board may require any unpaid installments of all outstanding assessments to be paid in full immediately.

No Owner may exempt himself from liability for assessments by non-use of Common Area, abandonment of his Unit, or any other means. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off shall be claimed or allowed for any alleged failure of the Association or Board to take some action or perform some function required of it, or for inconvenience or discomfort arising from the making of repairs or improvements, or from any other action it takes.

The Association is specifically authorized to enter into subsidy contracts or contracts for "in kind" contribution of services, materials, or a combination of services and materials with the Declarant or other entities for payment of Common Expenses.

8.2. Declarant's Obligation for Assessments. During the Class "B" Control Period, Declarant may annually elect either to pay assessments on all of its unsold Units or to pay the difference between the amount of assessments levied on all other Units subject to assessment and the amount of actual expenditures by the Association during the fiscal year; provided, regardless of the Declarant's election, the Declarant's Units shall be considered in computing the General Assessment rate under Section 8.3. Unless the Declarant otherwise notifies the Board in writing at least 60 days before the beginning of each fiscal year, the Declarant shall be deemed to have elected to continue paying on the same basis as during the immediately preceding fiscal year. The Declarant's obligations hereunder may be satisfied in the form of cash or by "in kind" contributions of services or materials, or by a combination of these. After termination of the Class "B" Control Period, the Declarant shall pay assessments on its unsold Units in the same manner as any other Owner.

8.3. Computation of General Assessments. At least 30 days before the beginning of each fiscal year, the Board shall prepare a budget covering the estimated Common Expenses during the coming year, including a capital contribution to establish a reserve fund in accordance with a budget separately prepared as provided in Section 8.4.

Except as otherwise provided in Section 8.8, General Assessments shall be fixed at a uniform rate for all Units. Such assessment rate shall be set at a level which is reasonably expected to produce total income for the Association equal to the total budgeted Common Expenses, including reserves. In determining the total funds to be generated through the levy of General

Assessments, the Board, in its discretion, may consider other sources of funds available to the Association, including the Covenant to Share Costs, any surplus from prior years, and any assessment income expected to be generated from any additional Units reasonably anticipated to become subject to partial or full assessment during the fiscal year.

So long as the Declarant has the right unilaterally to annex additional property pursuant to Section 7.1, the Declarant may, but shall not be obligated to, reduce the General Assessment for any fiscal year by payment of a subsidy (in addition to any amounts paid by Declarant under Section 8.2), which may be treated as either a contribution, an advance against future assessments due from the Declarant, or a loan, in the Declarant's discretion. Any such subsidy shall be conspicuously disclosed as a line item in the Common Expense budget and the treatment of such subsidy shall be made known to the membership. The payment of such subsidy in any year shall under no circumstances obligate the Declarant to continue payment of such subsidy in future years, unless otherwise provided in a written agreement between the Association and the Declarant.

The Board shall send a copy of the final budget and notice of the amount of the General Assessment for the following year to each Owner at least 30 days prior to the beginning of the fiscal year for which it is to be effective. Such budget and assessment shall become effective unless disapproved at a meeting by at least 67% of the Members and by the Class "B" Member, if such exists. There shall be no obligation to call such a meeting unless a petition for a special meeting is presented to the Board within 10 days of the delivery of the notice of assessment.

If a budget is not adopted for any year, then until such time as a budget is adopted, the budget in effect for the immediately preceding year shall continue for the current year.

8.4. Reserve Budget and Capital Contribution. The Board shall annually prepare a reserve budget which takes into account the number and nature of replaceable assets within the Area of Common Responsibility, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required capital contribution in an amount sufficient to permit meeting the projected needs of the Association, as shown on the budget, with respect both to amount and timing by annual General Assessments over the budget period.

8.5. Special Assessments. In addition to other authorized assessments, the Association may levy Special Assessments from time to time to cover unbudgeted expenses or expenses in excess of those budgeted. Except as otherwise specifically provided in this Declaration, any Special Assessment shall require the affirmative vote or written consent of Members representing at least 51% of the total Class "A" votes in the Association, and the affirmative vote or written consent of the Class "B" Member, if such exists. Special Assessments shall be payable in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved. Except as otherwise provided in Section 8.8, Special Assessments shall be levied equally on all Units.

8.6. Specific Assessments. The Association shall have the power to levy Specific Assessments against a particular Unit as follows:

(a) to cover the costs, including overhead and administrative costs, of providing benefits, items, or services to the Unit or occupants thereof upon request of the Owner pursuant to a menu of special services which the Board may from time to time authorize to be offered to Owners and occupants (which might include, without limitation, landscape maintenance, pest control, etc.), which assessments may be levied in advance of the provision of the requested benefit, item or service as a deposit against charges to be incurred by the Owner; and

(b) to cover costs incurred in bringing the Unit into compliance with the terms of the Governing Documents or costs incurred as a consequence of the conduct of the Owner or occupants of the Unit, their agents, contractors, employees, licensees, invitees, or guests; provided, the Board shall give the Unit Owner prior written notice and an opportunity for a hearing, in accordance with By-Laws Section 3.24, before levying any Specific Assessment under this subsection (b).

8.7. Lien for Assessments. The Association shall have a lien against each Unit to secure payment of delinquent assessments, as well as interest, late charges (subject to the limitations of Georgia law), and costs of collection (including attorneys fees). Such lien shall be superior to all other liens, except (a) the liens of all taxes, bonds, assessments, and other levies which by law would be superior, and (b) the lien or charge of any first Mortgage of record (meaning any recorded Mortgage with first priority over other Mortgages) made in good faith and for value. Such lien, when delinquent, may be enforced by suit, judgment, and foreclosure in the same manner as mortgages are foreclosed under Georgia law.

The Association may bid for the Unit at the foreclosure sale and acquire, hold, lease, mortgage, and convey the Unit. While a Unit is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be levied on it; and (c) each other Unit shall be charged, in addition to its usual assessment, its pro rata share of the assessment that would have been charged such Unit had it not been acquired by the Association. The Association may sue for unpaid assessments and other charges authorized hereunder without foreclosing or waiving the lien securing the same.

The sale or transfer of any Unit shall not affect the assessment lien or relieve such Unit from the lien for any subsequent assessments. However, the sale or transfer of any Unit pursuant to foreclosure of the first Mortgage shall extinguish the lien as to any installments of such assessments due prior to such sale or transfer. A Mortgagee or other purchaser of a Unit who obtains title pursuant to foreclosure of the Mortgage shall not be personally liable for assessments on such Unit due prior to such acquisition of title. Such unpaid assessments shall be deemed to be Common Expenses collectible from Owners of all Units subject to assessment under Section 8.8, including such acquirer, its successors and assigns.

8.8. Date of Commencement of Assessments. The obligation to pay assessments shall commence as to each Unit on the first day of the month following: (a) the month in which the Unit is made subject to this Declaration, or (b) the month in which the Board first determines a budget and levies assessments pursuant to this Article, whichever is later. The first annual General Assessment levied on each Unit, whether levied at the partial or full rate, shall be adjusted according to the number of months remaining in the fiscal year at the time assessments commence on the Unit.

8.9. Failure to Assess. Failure of the Board to fix assessment amounts or rates or to deliver or mail each Owner an assessment notice shall not be deemed a waiver, modification, or a release of any Owner from the obligation to pay assessments. In such event, each Owner shall continue to pay General Assessments on the same basis as during the last year for which an assessment was made, if any, until a new assessment is levied, at which time the Association may retroactively assess any shortfalls in collections.

8.10. Exempt Property. The following property shall be exempt from payment of assessments:

(a) All Common Area and such portions of the property owned by the Declarant as are included in the Area of Common Responsibility pursuant to Section 5.1; and

(b) Any property dedicated to and accepted by any governmental authority or public utility.

#### **Article IX** **ARCHITECTURAL STANDARDS**

9.1. General. No structure shall be placed, erected, or installed upon any Unit, and no improvements (including staking, clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting or removal of landscaping materials) shall take place except in compliance with this Article and the Design Guidelines promulgated pursuant to Section 9.3.

Any Owner may remodel, paint or redecorate the interior of structures on his Unit without approval. However, modifications to the interior of screened porches, patios, and similar portions of a Unit visible from outside the structures on the Unit shall be subject to approval. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications.

This Article shall not apply to the activities of the Declarant or the Association.

This Article may not be amended without the Declarant's written consent so long as the Declarant owns any land subject to this Declaration or subject to annexation to this Declaration.

9.2. Architectural Review. Responsibility for administration of the Design Guidelines and review of all applications for construction and modifications under this Article shall be handled by the two committees described in subsections (a) and (b) below (the "Committees"). The members of the Committees need not be Members of the Association or representatives of Members, 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 Board. The Board 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 Committees in having any application reviewed by architects, engineers or other professionals.

(a) New Construction Committee. The New Construction Committee (NCC) shall consist of at least three, but not more than five, persons and shall have exclusive jurisdiction over all original construction on any portion of the Properties. Until 100% of the Properties have been developed and conveyed to Owners other than Builders, the Declarant retains the right to appoint all members of the NCC 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 of such right, the Board may, at its option, either appoint the members of the NCC, who shall thereafter serve and may be removed in the Board's discretion, or combine the NCC and the MC (hereafter defined) into a single architectural review committee which shall assume all powers and responsibilities of both committees under this Declaration.

(b) Modifications Committee. The Board of Directors may establish a Modifications Committee (MC) to consist of at least three and no more than five persons, all of whom shall be appointed by and shall serve at the discretion of the Board. The MC, if established, shall have jurisdiction over modifications, additions, or alterations made on or to existing structures on Units or containing Units and the adjacent open space. The NCC shall have the right to veto any action taken by the MC which the NCC determines, in its sole discretion, to be inconsistent with the guidelines promulgated by the NCC.

### 9.3. Guidelines and Procedures.

(a) Design Guidelines. The Declarant shall prepare initial Design Guidelines for the Properties. The Design Guidelines may contain general provisions applicable to all of the Properties, as well as specific provisions which vary according to land use and from one portion of the Properties to another depending upon the location, unique characteristics, and intended use. The Design Guidelines are intended to provide guidance to Owners and Builders regarding matters of particular concern to the Committees in considering applications hereunder. The Design Guidelines are not the exclusive basis for decisions of the Committees and compliance with the Design Guidelines does not guarantee approval of any application.

The NCC shall adopt such Design Guidelines at its initial organizational meeting and thereafter shall have sole and full authority to amend them. Any amendments to the Design Guidelines shall be prospective only

and shall not apply to require modifications to or removal of structures previously approved once the approved construction or modification has commenced. There shall be no limitation on the scope of amendments to the Design Guidelines; the NCC is expressly authorized to amend the Design Guidelines to remove requirements previously imposed or otherwise to make the Design Guidelines less restrictive.

The NCC shall make the Design Guidelines available to Owners and Builders who seek to engage in development or construction within the Properties. In the Declarant's discretion, such Design Guidelines may be recorded in the Public Records, in which event the recorded version, as it may unilaterally be amended by the NCC from time to time, shall control in the event of any dispute as to which version of the Design Guidelines was in effect at any particular time.

The MC may promulgate detailed procedures and standards governing its area of responsibility, consistent with those set forth in the Design Guidelines and subject to review and approval or disapproval by the NCC. Any architectural guidelines and standards adopted by the MC may be more restrictive than the Design Guidelines, but under no circumstances shall they be inconsistent with the Design Guidelines.

Notwithstanding the above, the NCC may, by resolution, exempt certain activities from the application and approval requirements of this Article, provided such activities are undertaken in strict compliance with the requirements of such resolution.

All structures and improvements constructed upon a Unit shall be constructed in strict compliance with the Design Guidelines in effect at the time the plans for such improvements are submitted to and approved by the appropriate Committee, unless the NCC has granted a variance in writing pursuant to Section 9.5. So long as the NCC has acted in good faith, its findings and conclusions with respect to appropriateness of, applicability of or compliance with the Design Guidelines and this Declaration shall be final.

(b) Procedures. No activities within the scope of Section 9.1 shall commence on any portion of the Properties until an application for approval of the proposed work has been submitted to and approved by the NCC or the MC, as appropriate. Such application shall be in the form required by the Committee having jurisdiction and shall include plans and specifications ("Plans") showing the site layout, structural design, exterior elevations, exterior materials and colors, signs, landscaping, drainage, lighting, irrigation, utility facilities layout and screening therefor, and other features of proposed construction, as applicable. Either Committee may require the submission of such additional information as it deems necessary to consider any application.

In reviewing each submission, the Committees may consider (but shall not be restricted to consideration of) the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other

things. Decisions of the Committees may be based on purely aesthetic considerations. Each Owner acknowledges that opinions on aesthetic matters are subjective and may vary as Committee members change over time.

In the event that the NCC or MC fails to approve or to disapprove in writing any application within 30 days after submission of all information and materials reasonably requested, the application shall be deemed approved. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Design Guidelines unless a variance has been granted in writing by the NCC pursuant to Section 9.5.

If construction does not commence on a project for which approval has been granted within 12 months of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to re-submit the Plans for reconsideration. All work shall be completed within one year of commencement or such other period as the Committee may specify in the notice of approval, unless completion within such time is delayed due to causes beyond the reasonable control of the Owner, as determined in the sole discretion of the Committee having jurisdiction or its designated agent.

9.4. 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.

9.5. Variance. The NCC 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, but only in accordance with duly adopted resolutions. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing; (b) be contrary to this Declaration; or (c) estop the NCC from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance.

9.6. Limitation of Liability. The standards and procedures established by this Article are intended enhance the overall aesthetics of the Properties and shall not create any duty to any Person. Neither the NCC nor the MC shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements, nor for ensuring the appropriateness of soils, drainage and general site work. Neither the Declarant, the Association, the Board, any Committee, or 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 or modifications to any Unit. In all matters, the Committees and their members shall be defended and indemnified by the Association as provided in Section 4.6.



9.7. **Enforcement.** Any structure or improvement placed or made in violation of this Article or the Design Guidelines shall be deemed to be nonconforming, except to the extent that a variance has been granted pursuant to Section 9.5. Upon written request from the Board or the Declarant, Owners shall, at their own cost and expense, remove such structure or improvement and restore the property to substantially the same condition as existed prior to the nonconforming work. Should an Owner fail to remove and restore as required, the Board or its designees shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as previously existed. All costs, together with interest at the maximum rate then allowed by law, may be assessed against the benefitted Unit and collected as a Specific Assessment.

Unless otherwise specified in writing by the Committee granting approval, 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 Unit, 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 Unit and an opportunity to be heard in accordance with By-Laws Section 3.24, to enter upon the Unit and remove or complete any incomplete work and to assess all costs incurred against the Unit and the Owner thereof as a Specific Assessment.

Any contractor, subcontractor, agent, employee, or other invitee of an Owner who fails to comply with the terms and provisions of this Article and the Design Guidelines may be excluded by the Board from the Properties, subject to the notice and hearing procedures contained in the By-Laws. In such event, neither the Association, its officers, or directors shall be held liable to any Person for exercising the rights granted by this paragraph.

In addition to the foregoing, the Association and the Declarant 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 NCC and MC.

#### Article X USE RESTRICTIONS AND RULES

10.1. Plan of Development; Applicability; Effect. Declarant has established a general plan of development for the Properties in order to enhance all Owners' collective interests, subject to the Board's and the Members' ability to respond to changes within the planned community. The Properties are subject to the provisions of this Declaration governing individual conduct and uses of or actions upon the Properties, and the Use Restrictions and Rules attached as Exhibit "C," all of which establish affirmative and negative covenants, easements, and restrictions on the land subject to this Declaration.

All provisions of this Declaration and the Use Restrictions and Rules shall apply to all Owners, occupants, tenants, guests and invitees of any Unit. Any lease on any Unit shall provide that the lessee and all occupants of the leased Unit shall be bound by the terms of the Governing Documents.

10.2. Authority to Promulgate Use Restrictions and Rules. The initial Use Restrictions and Rules applicable to all of the Properties may be modified in whole or in part, repealed or expanded as follows:

(a) Subject to the Board's duty to exercise business judgment and reasonableness on behalf of the Association and its Members, the Board may adopt rules which modify, cancel, limit, create exceptions to, or expand the Use Restrictions and Rules. The Board shall send notice by mail to all Owners concerning any such proposed action at least five business days prior to the Board meeting at which such action is to be considered. Members shall have a reasonable opportunity to be heard at a Board meeting prior to such action being taken.

Such action shall become effective unless disapproved at a meeting by at least 51% of the total Class "A" votes and by the Class "B" Member, if any. The Board shall have no obligation to call a meeting of the Members to consider disapproval except upon petition of the Members as required for special meetings in the By-Laws.

(b) Alternatively, the Members, at a special meeting duly called as provided in the By-Laws, may adopt rules which modify, cancel, limit, create exceptions to, or expand the Use Restrictions and Rules previously adopted by a vote of at least 51% of the total Class "A" votes in the Association and the approval of the Class "B" Member, if any.

(c) At least 30 days prior to the effective date of any action taken under subsections (a) or (b) of this Section, the Board shall send a copy of the rule to each Owner. The Association shall provide, without cost, a copy of the Use Restrictions and Rules then in effect to any requesting Member or Mortgagee.

(d) Nothing in this Article shall authorize the Board or the Members to modify, repeal or expand the Design Guidelines. In the event of any inconsistency between the Design Guidelines and the Use Restrictions and Rules, the Design Guidelines shall control.

10.3. Owners' Acknowledgment. All Owners and occupants of Units are given notice that use of their Units is limited by the Use Restrictions and Rules as they may be amended, expanded and otherwise modified hereunder. Each Owner, by acceptance of a deed or entering into and recording a contract of sale, acknowledges and agrees that the use and enjoyment and marketability of his or her Unit can be affected and that the Use Restrictions and Rules may change from time to time.

10.4. Rights of Owners. Except as may be specifically set forth in this Declaration (either initially or by amendment), neither the Board nor the Members may adopt any rule in violation of the following provisions:

(a) Equal Treatment. Similarly situated Owners and occupants shall be treated similarly.

(b) Signs. No signs shall be displayed upon any Unit other than one sign identifying the name of the contractor during construction of a

dwelling or the developer of the Properties, and advising that information concerning the Unit is available at the Henderson Sales Information Center. Any such sign must satisfy the design criteria of the New Construction Committee and shall not exceed eight (8) square feet in surface area. Notwithstanding the foregoing restriction, a Mortgagee taking title to a Unit pursuant to the terms of a Mortgage, or any Person acting pursuant to a law or ordinance may place a sign on a Unit, provided that the design, color and size of any such sign is approved by the New Construction Committee.

(c) Religious and Holiday Displays. The rights of Owners to display religious and holiday signs, symbols, and decorations inside structures which are visible from the outside on their Units of the kinds normally displayed in residences located in single-family residential neighborhoods shall not be abridged, except that the Association may adopt reasonable time, place, and manner restrictions for the purpose of minimizing damage and disturbance to other Owners and occupants.

(d) Household Composition. No rule shall interfere with the freedom of occupants of Units to determine the composition of their households, except that the Association shall have the power to require that all occupants be members of a single housekeeping unit and to limit the total number of occupants permitted in each Unit on the basis of the size and facilities of the Unit and its fair use of the Common Area.

(e) Activities Within Dwellings. No rule shall interfere with the activities carried on within the confines of dwellings, except that the Association may prohibit activities not normally associated with property restricted to residential use, and it may restrict or prohibit any activities that create monetary costs for the Association or other Owners, that create a danger to the health or safety of occupants of other Units, that generate excessive noise or traffic, that create unsightly conditions visible outside the dwelling, or that create an unreasonable source of annoyance.

(f) Allocation of Burdens and Benefits. No rule shall alter the allocation of financial burdens among the various Units or rights to use the Common Area to the detriment of any Owner over that Owner's objection expressed in writing to the Association. Nothing in this provision shall prevent the Association from changing the Common Area available, from adopting generally applicable rules for use of Common Area, or from denying use privileges to those who abuse the Common Area, violate rules or this Declaration, or fail to pay assessments. This provision does not affect the right to increase the amount of assessments as provided in Article VIII.

(g) Alienation. No rule shall prohibit leasing or transfer of any Unit, or require consent of the Association or Board for leasing or transfer of any Unit; provided, the Association or the Board may require minimum lease terms. The Association may require that Owners use lease forms approved by the Association, but it shall not impose any fee on the lease or transfer of any Unit greater than an amount reasonably based on the costs to the Association of administering that lease or transfer.

(h) Reasonable Rights to Develop. No rule or action by the Association or Board shall unreasonably impede the Declarant's right to develop the Properties.

(i) Abridging Existing Rights. If any rule would otherwise require Owners or occupants of Units to dispose of personal property which they maintained in or on the Unit prior to the effective date of such rule, or to vacate a Unit in which they resided prior to the effective date of such rule, and such property was maintained or such occupancy was in compliance with this Declaration and all rules previously in force, such rule shall not apply to any such Owners without their written consent unless the rule was in effect at the time such Owners or occupants acquired their interest in the Unit.

The limitations in this Section 10.4 shall apply to rules only; they shall not apply to amendments to this Declaration adopted in accordance with Section 15.2.

#### Article XI EASEMENTS

11.1. Easements of Encroachment. There shall be reciprocal appurtenant easements of encroachment, and for maintenance and use of any permitted encroachment, between each Unit and any adjacent Common Area and between adjacent Units due to the unintentional placement or settling or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the terms of these restrictions) to a distance of not more than three feet, as measured from any point on the common boundary along a line perpendicular to such boundary. However, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of, or with the knowledge and consent of, the Person claiming the benefit of such easement.

#### 11.2. Easements for Utilities, Etc.

(a) There are hereby reserved to the Declarant, so long as the Declarant owns any property described on Exhibit "A" or "B" of this Declaration, the Association, and the designees of each (which may include, without limitation, any governmental or quasi-governmental entity and any utility company) perpetual non-exclusive easements upon, across, over, and under all of the Properties (but not through a structure) to the extent reasonably necessary for the purpose of monitoring, replacing, repairing, maintaining and operating cable television systems, master television antenna systems, and other devices for sending or receiving data and/or other electronic signals; security and similar systems; roads, walkways, pathways and trails; wetlands and drainage systems; street lights and signage; and all utilities, including, but not limited to, water, sewers, telephone, gas, and electricity, and utility meters; and for the purpose of installing any of the foregoing on property which the Declarant or the Association owns or within easements designated for such purposes on recorded plats of the Properties.

Declarant specifically grants to the local water supplier, electric company, and natural gas supplier easements across the Properties for ingress, egress, installation, reading, replacing, repairing, and maintaining utility lines, meters and boxes, as applicable.

(b) There is hereby reserved to the Declarant, so long as the Declarant owns any property described on Exhibit "A" or "B" of this Declaration, the non-exclusive right and power to grant and record such specific easements as may be necessary, in the sole discretion of Declarant, in connection with the orderly development of any property described on Exhibits "A" or "B."

(c) Any damage to a Unit resulting from the exercise of the easements described in subsections (a) and (b) of this Section shall promptly be repaired by, and at the expense of, the Person exercising the easement. The exercise of these easements shall not extend to permitting entry into the structures on any Unit, nor shall it unreasonably interfere with the use of any Unit and, except in an emergency, entry onto any Unit shall be made only after reasonable notice to the Owner or occupant.

11.3. Easements for Maintenance and Flood Water. The Declarant reserves for itself, the Association, and their successors, assigns, and designees, the nonexclusive right and easement over the Properties for access, ingress and egress to creeks, streams, and wetlands located within the Area of Common Responsibility and for (a) installing, keeping, maintaining repairing, and replacing pumps in order to provide water for the irrigation of any of the Area of Common Responsibility; (b) constructing, maintaining, and repairing any bulkhead, retaining wall, levee, or other structure retaining water; and (c) removing trash and other debris therefrom. All persons entitled to exercise these easements shall use reasonable care in, and repair any damage resulting from, the intentional exercise of such easements. Nothing herein shall be construed to make Declarant, the Association or any other Person liable for damage resulting from flooding due to heavy rainfall or other natural occurrences.

11.4. Easements to Serve Additional Property. The Declarant hereby reserves for itself and its duly authorized agents, representatives, and employees, successors, assigns, licensees, and mortgagees, an easement over the Common Area for the purposes of enjoyment, use, access, and development of the property described in Exhibit "B," whether or not such property is made subject to this Declaration. This easement includes, but is not limited to, a right of ingress and egress over the Common Area for connecting and installing utilities on such property. Declarant agrees that it and its successors or assigns shall be responsible for any damage caused to the Common Area as a result of the exercise of this easement.

11.5. Right of Entry. The Association shall have the right, but not the obligation, to enter upon any Unit for emergency, security, and safety reasons, to perform maintenance pursuant to Article V hereof, and to inspect for the purpose of ensuring compliance with the Governing Documents.. Such right may be exercised by any member of the Board, the Association's officers, agents, employees, and managers, members of the New Construction Committee or Modifications Committee pursuant to Article IX, and all policemen, firemen, ambulance personnel, and similar emergency personnel in the performance of their duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Owner. This right of entry shall include the right of the Association to enter upon any Unit to cure any

condition which may increase the possibility of a fire or other hazard in the event an Owner fails or refuses to cure the condition within a reasonable time after requested by the Board, but shall not authorize entry into any single family detached dwelling without permission of the Owner, except by emergency personnel acting in their official capacities.

11.6. Landscaping and Signage Easements. The Declarant and the Association shall have perpetual, non-exclusive easements exercisable by their respective employees, agents and contractors over those portions of Units designated "Landscaping and Signage Easements" on the recorded subdivision plats relating to the Properties for the purpose of installation, maintenance, repair and replacement of lot bollards, neighborhood entrance monuments, signs, fences, lighting, irrigation systems and landscaping within the easement area. No fences, structures, driveways, plantings, swings, wood piles, dog runs or any other objects, temporary or permanent, shall be permitted in such areas without the Association's prior written approval, other than those initially installed by Declarant.

Nothing herein shall obligate the Declarant or the Association to exercise such easements or to construct or install any of the foregoing within any Landscaping and Signage Easement.

11.7. Easements for Golf Course.

(a) Every Unit and the Common Area and the common property of any Neighborhood Association are burdened with an easement permitting golf balls unintentionally to come upon such Common Area, Units or common property of a Neighborhood and for golfers at reasonable times and in a reasonable manner to come upon the Common Area, common property of a neighborhood, or the exterior portions of a Unit to retrieve errant golf balls; provided, however, if any Unit is fenced or walled, the golfer shall seek the Owner's permission before entry. The existence of this easement shall not relieve golfers of liability for damage caused by errant golf balls. Under no circumstances shall any of the following Persons be held liable for any damage or injury resulting from errant golf balls or the exercise of this easement: the Declarant; the Association or its Members (in their capacity as such); Chatham County, Georgia, its successors, successors-in-title to the golf course, or assigns; any successor Declarant; any builder or contractor (in their capacities as such); any officer, director or partner of any of the foregoing, or any officer or director of any partner.

(b) The owner of any golf course within or adjacent to any portion of the Properties, its agents, successors and assigns, shall at all times have a right and non-exclusive easement of access and use over those portions of the Common Area reasonably necessary to the operation, maintenance, repair and replacement of its golf course.

(c) Any portion of the Properties immediately adjacent to any golf course is hereby burdened with a non-exclusive easement in favor of the adjacent golf course for overspray of water from the irrigation system serving such golf course. Under no circumstances shall the Association or the owner of such golf course be held liable for any damage or injury resulting from such overspray or the exercise of this easement.

(d) The owner of any golf course within or adjacent to any portion of the Properties, its successors and assigns, shall have a perpetual, exclusive easement of access over the Properties for the purpose of retrieving golf balls from bodies of water within the Common Area lying reasonably within range of golf balls hit from its golf course.

#### Article XII MORTGAGEE PROVISIONS

The following provisions are for the benefit of holders, insurers and guarantors of first Mortgages on Units in the Properties.

12.1. Notices 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 street address of the Unit to which its Mortgage relates, thereby becoming an "Eligible Holder"), will be entitled to timely written notice of:

(a) Any condemnation loss or any casualty loss which affects a material portion of the Properties or which affects any Unit on which there is a first Mortgage held, insured, or guaranteed by such Eligible Holder;

(b) Any delinquency in the payment of assessments or charges owed by a Unit subject to the Mortgage of such Eligible Holder, where such delinquency has continued for a period of 60 days, or any other violation of the Declaration or By-Laws relating to such Unit or the Owner or Occupant which is not cured within 60 days; or

(c) Any lapse, cancellation, or material modification of any insurance policy maintained by the Association.

12.2. No Priority. No provision of this Declaration or the By-Laws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Unit in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

12.3. Notice to Association. Upon request, each Owner shall be obligated to furnish to the Association the name and address of the holder of any Mortgage encumbering such Owner's Unit.

12.4. HUD/VA Approval. As long as there is a Class "B" membership, the following actions shall require the prior approval of the U.S. Department of Housing and Urban Development or the U.S. Department of Veterans Affairs, if either such agency is insuring or guaranteeing the Mortgage on any Unit: merger, consolidation or dissolution of the Association; annexation of additional property other than that described on Exhibit "B"; dedication, conveyance or mortgaging of Common Area; or material amendment of this Declaration.

12.5. Failure of Mortgagee to Respond. Any Mortgagee who receives a written request from the Board 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 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.

### Article XIII DECLARANT'S RIGHTS

Any or all of the special rights and obligations of the Declarant set forth in this Declaration or the By-Laws may be transferred or assigned in whole or in part to other Persons, provided that the transfer shall not reduce an obligation nor enlarge a right beyond that which the Declarant has under this Declaration or the By-Laws. No such transfer or assignment shall be effective unless it is in a written instrument signed by the Declarant and duly recorded in the Public Records.

The Declarant may maintain and carry on upon portions of the Common Area such facilities and activities as, in the sole opinion of the Declarant, may be reasonably required, convenient, or incidental to the construction or sale of Units, including, but not limited to, business offices, signs, model homes, and sales offices. The Declarant shall have easements for access to and use of such facilities.

The Declarant and its employees, agents and designees shall also have a right and easement over and upon all of the Common Area for the purpose of making, constructing and installing such improvements to the Common Area as it deems appropriate in its sole discretion.

The Declarant, acting in its sole and absolute discretion, retains the right, but not the obligation, as long as it owns any property described in Exhibit "A" or "B," to establish separately developed residential neighborhoods ("Neighborhoods") within the Properties, to establish subassociations which have concurrent jurisdiction with the Association over such Neighborhoods ("Neighborhood Associations"), to designate portions of the Common Area for the exclusive use of one or more, but less than all, Neighborhoods ("Exclusive Common Area"), and to designate groups of Owners to vote on separate slates for the election of representatives to the Board. Every Unit situated within a designated Neighborhood may be subjected to additional covenants, conditions, easements, restrictions, maintenance responsibilities, and assessments for services provided to Units within such designated Neighborhood. Neighborhood assessments, if any, shall be subject to the lien provisions for Base Assessments provided in Article VIII. Every Unit situated within a designated Neighborhood may be subjected to assessments for premiums for insurance on Exclusive Common Area.

No Person shall record any declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument affecting any portion of the Properties without Declarant's review and written consent. Any attempted recordation without such consent shall result in such instrument



being void and of no force and effect unless subsequently approved by written consent signed by the Declarant and recorded in the Public Records.

Notwithstanding any contrary provision of this Declaration, no amendment to or modification of any Use Restrictions and Rules or Design Guidelines made after termination of the Class "B" Control Period shall be effective without prior notice to and the written approval of Declarant so long as the Declarant owns any portion of the Properties primarily for development and sale.

This Article may not be amended without the written consent of the Declarant. The rights contained in this Article shall terminate upon the earlier of (a) 40 years from the date this Declaration is recorded, or (b) upon recording by Declarant of a written statement that all sales activity has ceased.

#### Article XIV DISPUTE RESOLUTION AND LIMITATION ON LITIGATION

14.1. Agreement to Avoid Litigation. The Declarant, the Association, its officers, directors, and committee members, all Persons subject to this Declaration, any Builder, and any Person not otherwise subject to this Declaration who agrees to submit to this Article (collectively, "Bound Parties") agree to encourage the amicable resolution of disputes involving the Properties, without the emotional and financial costs of litigation. Accordingly, each Bound Party covenants and agrees that those claims, grievances or disputes described in Sections 14.2 ("Claims") shall be resolved using the procedures set forth in Section 14.3 in lieu of filing suit in any court.

14.2. Claims. Unless specifically exempted below, all claims, grievances or disputes arising out of or relating to the interpretation, application or enforcement of the Governing Documents, or the rights, obligations and duties of any Bound Party under the Governing Documents or relating to the design or construction of improvements on the Properties shall be subject to the provisions of Section 14.3.

Notwithstanding the above, unless all parties thereto otherwise agree, the following shall not be Claims and shall not be subject to the provisions of Section 14.3:

(a) any suit by the Association against any Bound Party to enforce the provisions of Article VIII (Assessments);

(b) any suit by the Association to obtain a temporary restraining order (or equivalent emergency equitable relief) and such other ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to enforce the provisions of Article IX (Architectural Standards) and Article X (Use Restrictions and Rules);

(c) any suit between Owners, which does not include Declarant or the Association as a party, if such suit asserts a Claim which would constitute a cause of action independent of the Governing Documents;

(d) any suit in which any indispensable party is not a Bound Party; and

(e) any suit as to which any applicable statute of limitations would expire within 180 days of giving the Notice.

With the consent of all parties thereto, any of the above may be submitted to the alternative dispute resolution procedures set forth in Section 14.3.

#### 14.3. Mandatory Procedures.

(a) Notice. Any Bound Party having a Claim ("Claimant") against any other Bound Party ("Respondent") (collectively, the "Parties") shall notify each Respondent in writing (the "Notice"), stating plainly and concisely:

1. the nature of the Claim, including the Persons involved and Respondent's role in the Claim;
2. the legal basis of the Claim (i.e., the specific authority out of which the Claim arises);
3. Claimant's proposed remedy; and
4. that Claimant will meet with Respondent to discuss in good faith ways to resolve the Claim.

#### (b) Negotiation and Mediation.

1. The Parties shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, the Board may appoint a representative to assist the Parties in resolving the dispute by negotiation.

2. If the Parties do not resolve the Claim through negotiation within 30 days of the date of the Notice (or within such other period as may be agreed upon by the Parties) ("Termination of Negotiations"), Claimant shall have 30 additional days to submit the Claim to mediation under the auspices of an independent mediation service designated by the Association, the Georgia Chapter of the Community Association Institute, or, if the Parties otherwise agree, to an independent agency providing dispute resolution services in the Savannah area.

3. If Claimant does not submit the Claim to mediation within 30 days after Termination of Negotiations, or does not appear for the mediation, Claimant shall be deemed to have waived the Claim, and Respondent shall be released and discharged from any and all liability to Claimant on account of such Claim; provided, nothing herein shall release or discharge Respondent from any liability to any Person other than the Claimant.

4. Any settlement of the Claim through mediation shall be documented in writing by the mediator and signed by the Parties. If the Parties do not settle the Claim within 30 days after submission of the matter to the mediation process, or within such time as determined by the mediator, the mediator shall issue a notice of termination of the mediation proceedings ("Termination of Mediation"). The Termination of Mediation notice shall set forth that the Parties are at an impasse and the date that mediation was terminated.

5. Within five days of the Termination of Mediation, the Claimant shall make a final written settlement demand ("Settlement Demand") to the Respondent and the Respondent shall make a final written settlement offer ("Settlement Offer") to the Claimant. If the Claimant fails to make a Settlement Demand, Claimant's original Notice shall constitute the Settlement Demand. If the Respondent fails to make a Settlement Offer, Respondent shall be deemed to have made a "zero" or "take nothing" Settlement Offer.

(c) Final and Binding Arbitration.

1. If the Parties do not agree in writing to a settlement of the Claim within 15 days of the Termination of Mediation, the Claimant shall have 15 additional days to submit the Claim to arbitration in accordance with the Rules of Arbitration contained in Exhibit "D" or such rules as may be required by the agency providing the arbitrator. If not timely submitted to arbitration or if the Claimant fails to appear for the arbitration proceeding, the Claim shall be deemed abandoned, and Respondent shall be released and discharged from any and all liability to Claimant arising out of such Claim; provided, nothing herein shall release or discharge Respondent from any liability to Persons other than Claimant.

2. This subsection (c) is an agreement to arbitrate and is specifically enforceable under the applicable arbitration laws of the State of Georgia. The arbitration award (the "Award") shall be final and binding, and judgment may be entered upon it in any court of competent jurisdiction to the fullest extent permitted under the laws of the State of Georgia.

14.4. Allocation of Costs of Resolving Claims.

(a) Subject to Section 14.4(b), each Party shall bear its own costs, including any attorneys fees incurred, and each Party shall share equally all charges rendered by the mediator(s) and all filing fees and costs of conducting the arbitration proceeding ("Post Mediation Costs").

(b) Any Award which is equal to or more favorable to Claimant than Claimant's Settlement Demand shall add Claimant's Post Mediation Costs to the Award, such costs to be borne equally by all Respondents. Any Award which is equal to or less favorable to Claimant than any Respondent's Settlement Offer shall award to such Respondent its Post Mediation Costs.

14.5. Enforcement of Resolution. After resolution of any Claim, if any Party fails to abide by the terms of any agreement or Award, then any other Party may file suit or initiate administrative proceedings to enforce

such agreement or Award without the need to again comply with the procedures set forth in Section 14.3. In such event, the Party taking action to enforce the agreement or Award shall be entitled to recover from the non-complying Party (or if more than one non-complying Party, from all such Parties pro rata) all costs incurred in enforcing such agreement or Award, including, without limitation, attorneys' fees and court costs.

#### Article XV GENERAL PROVISIONS

15.1. Duration. Unless terminated as provided in Section 15.1(b), this Declaration shall have perpetual duration. If Georgia law hereafter limits the period during which covenants may run with the land, then to the extent consistent with such law, this Declaration shall automatically be extended at the expiration of such period for successive periods of 20 years each, unless terminated as provided herein. Notwithstanding the above, if any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall continue only until 21 years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

15.2. Amendment. This Declaration may be amended as provided in this section. Amendments to this Declaration shall become effective upon recordation, unless a later effective date is specified therein.

(a) By Declarant. So long as Declarant owns any property described on Exhibits "A" or "B," it may unilaterally amend this Declaration to (a) bring any provision hereof into compliance with any applicable governmental statute, rule, regulation, or judicial determination; (b) enable any title insurance company to issue title insurance coverage; (c) if such amendment is required by an institutional or governmental lender or purchaser of mortgage loans; or (d) if such amendment is necessary to enable any governmental agency or private insurance company to insure or guarantee Mortgage loans. However, any such amendment shall not adversely affect the title to any Owner's Unit unless any such Unit Owner shall consent thereto in writing. Further, so long as Declarant has the right unilaterally to subject additional property to this Declaration as provided in Section 7.1, Declarant may unilaterally amend this Declaration for any other purpose; provided, however, any such amendment shall not materially adversely affect the substantive rights of any Unit Owners hereunder, nor shall it adversely affect title to any Unit without the consent of the affected Unit Owner.

(b) By the Board. The Board, by two-thirds (2/3) vote of the directors, shall be authorized to amend this Declaration without the consent of the Owners, to submit the Properties to the Georgia Property Owners' Association Act and to conform this Declaration to any mandatory provisions thereof. Any such amendment shall require the consent of the Declarant so long as the Declarant owns any property described in Exhibit "A" or which may become subject to this Declaration pursuant to Section 7.1.

(c) By the Owners. This Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of the Owners of at least two-thirds (2/3) of the Units and the consent of Declarant (so long as the Declarant owns any of the property described in Exhibits "A" or "B" for development and/or sale or has the right to unilaterally subject additional property to this Declaration).

Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

No amendment may remove, revoke, or modify any right or privilege of the Declarant or the Class "B" Member without the written consent of the Declarant or the Class "B" Member, respectively (or the assignee of such right or privilege).

If an Owner consents to any amendment to this Declaration or the By-Laws, 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 amendment shall become effective upon recording in the Public Records, unless a later effective date is specified in the amendment. Any procedural challenge to an amendment must be made within six months of its recordation or such amendment shall be presumed to have been validly adopted. In no event shall a change of conditions or circumstances operate to amend any provisions of this Declaration.

15.3. Severability. Invalidation of any provision of this Declaration, in whole or in part, or any application of a provision of this Declaration by judgment or court order shall in no way affect other provisions or applications.

15.4. Litigation. Except as provided below, no judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of 75% of the Members. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens); (b) the imposition and collection of assessments as provided in Article VIII; (c) proceedings involving challenges to ad valorem taxation; or (d) counterclaims brought by the Association in proceedings instituted against it. 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. This Section shall apply in addition to the provisions of Article XIV, if applicable.

15.5. Cumulative Effect; Conflict. The provisions of the Governing Documents shall be cumulative. Nothing in this Section shall preclude any Supplemental Declaration or other recorded declaration, covenants and restrictions applicable to any portion of the Properties from containing additional restrictions or provisions which are more restrictive than the provisions of this Declaration, and the Association shall have the standing and authority to enforce the same.

15.6. Use of the Word "Henderson." No Person shall use the word "Henderson" or any derivative in any printed or promotional material without the Declarant's prior written consent. However, Owners may use the words "Henderson" in printed or promotional matter where such terms are used solely to specify that particular property is located within Henderson, and the Association shall be entitled to use the word "Henderson" in its name. This limitation shall not apply to the Al C. Henderson Memorial Golf Course.

15.7. Compliance. Every Owner and occupant of any Unit shall comply with the Governing Documents. Subject to the terms of Article XIV, failure to comply shall be grounds for an action by the Association or, in a proper case, by any aggrieved Unit Owner(s) to recover sums due, for damages or injunctive relief, or for any other remedy available at law or in equity, in addition to those enforcement powers granted to the Association in Section 4.3.

15.8. Notice of Sale or Transfer of Title. Any Owner desiring to sell or otherwise transfer title to his or her Unit shall give the Board at least seven days' prior written notice of the name and address of the purchaser or transferee, the date of such transfer of title, and such other information as the Board may reasonably require. The transferor shall continue to be jointly and severally responsible with the transferee for all obligations of the Owner of the Unit, including assessment obligations, until the date upon which such notice is received by the Board, notwithstanding the transfer of title.

15.9. Exhibits. Exhibits "A," "B," and "D" attached to this Declaration are incorporated by this reference and amendment of such exhibits shall be governed by the provisions of Section 15.2. All other exhibits are attached for informational purposes and may be amended as provided therein or in the provisions of this Declaration which refer to such exhibits.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration this 21st day of April, 1995.

GATEWAY OF SAVANNAH, INC., Georgia corporation  
[SEAL]

By:

E. Earl Benson  
E. Earl Benson, President

Attest:

Robert E. Chanin  
Robert E. Chanin, Vice President

Signed, sealed, and delivered  
this 21st day of April,  
1995, in the presence of:

Robert E. Chanin  
Witness

Robert E. Chanin

NOTARY PUBLIC

My Commission Expires: My Commission Expires April 24, 1996

[AFFIX NOTARY SEAL]

DOC55444-8/11/95

## EXHIBIT "A"

Land Initially Submitted

ALL THAT TRACT OR PARCEL OF LAND, lying and being in 7th G.M. District of Chatham County, Georgia, consisting of Lots 1 through 57, inclusive, and Lots 119 through 147, inclusive, of Henderson, Phase 1, Section "A," and Lots 1 through 13, inclusive, of Henderson Phase 2, Section "A," as more particularly described in those certain Plats prepared for Gateway of Savannah, Inc., by Thomas & Hutton Engineering, Co., containing the seal of Boyce L. Young, G.R.L.S. No 2282, to be recorded in the Chatham County, Georgia, land records.

**Land Subject to Annexation**

ALL THAT TRACT OR PARCEL OF LAND, lying and being in 7th G.M. District of Chatham County, Georgia, containing approximately 256.867 acres as more particularly described in those certain Plats prepared for BMC Investors, Inc. and Gateway of Savannah, Inc., by Thomas & Hutton Engineering, Co., dated December 15, 1994, containing the seal of Boyce L. Young, G.R.L.S. No 2282, which plat was recorded in PBR 14-P, Page 6, and PBR 14-P, Page 8, of the Chatham County, Georgia, land records, together with any additional property located within a one mile area which may be included from time to time.



## EXHIBIT "C"

Initial Use Restrictions and Rules

The following restrictions shall apply to all of the Properties until such time as they are amended, modified, repealed or limited by rules of the Association adopted pursuant to Article X of the Declaration.

1. General. The Properties shall be used only for residential, recreational, and related purposes (which may include, without limitation, an information center and/or a sales office for any real estate broker retained by the Declarant to assist in the sale of property described on Exhibits "A" or "B," offices for any property manager retained by the Association or business offices for the Declarant or the Association) consistent with this Declaration and any Supplemental Declaration.

2. Restricted Activities. The following activities are prohibited within the Properties unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:

(a) Parking of any vehicles on streets or thoroughfares within the Properties, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than enclosed garages; provided, construction, service and delivery vehicles shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Area;

(b) Raising, breeding or keeping of animals, livestock, or poultry of any kind, except that a reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Unit; however, those pets which are permitted to roam free, or, in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed upon request of the Board. If the pet owner fails to honor such request, the Board may remove the pet. Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling. Pets shall be registered, licensed and inoculated as required by law;

(c) Any activity which emits foul or obnoxious odors outside the Unit or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other Units;

(d) Any activity which violates local, state or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation;

(e) Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy or untidy condition to exist outside of enclosed structures on the Unit;

(f) Any noxious or offensive activity which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Units;

(g) Outside burning of trash, leaves, debris or other materials, except during the normal course of constructing a dwelling on a Unit;

(h) Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Units, except alarm devices used exclusively for security purposes;

(i) Use and discharge of firecrackers and other fireworks;

(j) Dumping of grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, or lake, or elsewhere within the Properties, except that fertilizers may be applied to landscaping on Units provided care is taken to minimize runoff, and Declarant and Builders may dump and bury rocks and trees removed from a building site on such building site;

(k) Accumulation of rubbish, trash, or garbage except between regular garbage pick ups, and then only in approved containers;

(l) Obstruction or rechanneling of drainage flows after location and installation of drainage swales, storm sewers, or storm drains, except that the Declarant and the Association shall have such right; provided, the exercise of such right shall not materially diminish the value of or unreasonably interfere with the use of any Unit without the Owner's consent;

(m) Subdivision of a Unit into two or more Units, or changing the boundary lines of any Unit after a subdivision plat including such Unit has been approved and filed in the Public Records, except that the Declarant shall be permitted to subdivide or replat Units which it owns;

(n) Use of any Unit for operation of a timesharing, fraction-sharing, or similar program whereby the right to exclusive use of the Unit rotates among participants in the program on a fixed or floating time schedule over a period of years, unless such program is approved by the Declarant;

(o) Discharge of firearms; provided, the Board shall have no obligation to take action to prevent or stop such discharge;

(p) Any business, trade, garage sale, moving sale, rummage sale, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties; (iii) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the

Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

The terms "business" and "trade," as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time, (ii) such activity is intended to or does generate a profit, or (iii) a license is required.

The leasing of a Unit shall not be considered a business or trade within the meaning of this subsection. This subsection shall not apply to any activity conducted by the Declarant or a Builder approved by the Declarant with respect to its development and sale of the Properties or its use of any Units which it owns within the Properties.

(q) Conversion of any carport or garage to finished space for use as an apartment or other integral part of the living area on any Unit without the prior approval of the appropriate committee pursuant to Article IX; or

(r) Any construction, erection, or placement of any thing, permanently or temporarily, on the outside portions of the Unit, whether such portion is improved or unimproved, except in strict compliance with the provisions of Article IX of the Declaration. This shall include, without limitation, signs, basketball hoops, swing sets and similar sports and play equipment; clotheslines; garbage cans; woodpiles; above-ground swimming pools; docks, piers and similar structures; antennas, satellite dishes, or other apparatus for the transmission or reception of television, radio, satellite, or other signals of any kind; and hedges, walls, dog runs, animal pens, or fences of any kind.

3. Prohibited Conditions. The following shall be prohibited within the Properties:

(a) Plants, animals, devices or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Properties;

(b) Structures, equipment or other items on the exterior portions of a Unit which have become rusty, dilapidated or otherwise fallen into disrepair;

(c) Sprinkler or irrigation systems or wells of any type which draw upon water from creeks, streams, wetlands, or other ground or surface waters within the Properties, except that Declarant and the Association shall have the right to draw water from such sources;

4. Leasing of Units. "Leasing," for purposes of this paragraph, is defined as regular, exclusive occupancy of a Unit by any person, other than the Owner for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument. All leases shall be in writing. Leases shall have a minimum initial term of not less than six months. Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Board by the Unit Owner within 10 days of execution of the lease. The Owner must make available to the lessee copies of the Declaration, By-Laws, and the Use Restrictions and Rules.

## EXHIBIT "D"

Rules of Arbitration

1. Claimant shall submit a Claim to arbitration under these Rules by giving written notice to all other Parties stating plainly and concisely the nature of the Claim, the remedy sought and Claimant's submission of the Claim to arbitration ("Arbitration Notice").

2. The Parties shall select arbitrators ("Party Appointed Arbitrators") as follows: all the Claimants shall agree upon one (1) Party Appointed Arbitrator, and all the Respondents shall agree upon one (1) Party Appointed Arbitrator. The Party Appointed Arbitrators shall, by agreement, select one neutral arbitrator ("Neutral") so that the total arbitration panel ("Panel") has three (3) arbitrators.

3. If the Panel is not selected under Rule 2 within 45 days from the date of the Arbitration Notice, any party may notify the nearest chapter of The Community Associations Institute, for any dispute arising under the Governing Documents, or the American Arbitration Association, or such other independent body providing arbitration services, for any dispute relating to the design or construction of improvements on the Properties, which shall appoint one Neutral ("Appointed Neutral"), notifying the Appointed Neutral and all Parties in writing of such appointment. The Appointed Neutral shall thereafter be the sole arbitrator and any Party Appointed Arbitrators or their designees shall have no further duties involving the arbitration proceedings.

4. No person may serve as a Neutral in any arbitration in which that person has any financial or personal interest in the result of the arbitration. Any person designated as a Neutral or Appointed Neutral shall immediately disclose in writing to all Parties any circumstance likely to affect impartiality, including any bias or financial or personal interest in the outcome of the arbitration ("Bias Disclosure"). If any Party objects to the service of any Neutral or Appointed Neutral after receipt of that Neutral's Bias Disclosure, such Neutral or Appointed Neutral shall be replaced in the same manner in which that Neutral or Appointed Neutral was selected.

5. The Appointed Neutral or Neutral, as the case may be ("Arbitrator") shall fix the date, time and place for the hearing. The place of the hearing shall be within the Properties unless otherwise agreed by the Parties. In fixing the date of the hearing, or in continuing a hearing, the Arbitrator shall take into consideration the amount of time reasonably required to determine Claimant's damages accurately.

6. Any Party may be represented by an attorney or other authorized representative throughout the arbitration proceedings. In the event the Respondent fails to participate in the arbitration proceeding, the Arbitrator may not enter an Award by default, but shall hear Claimant's case and decide accordingly.

7. All persons who, in the judgment of the Arbitrator, have a direct interest in the arbitration are entitled to attend hearings. The Arbitrator shall determine any relevant legal issues, including whether all indispensable parties are Bound Parties or whether the claim is barred by the statute of limitations.

8. There shall be no stenographic record of the proceedings.

9. The hearing shall be conducted in whatever manner will, in the Arbitrator's judgment, most fairly and expeditiously permit the full presentation of the evidence and arguments of the Parties. The Arbitrator may issue such orders as it deems necessary to safeguard rights of the Parties in the dispute without prejudice to the rights of the Parties or the final determination of the dispute.

10. If the Arbitrator decides that it has insufficient expertise to determine a relevant issue raised during arbitration, the Arbitrator may retain the services of an independent expert who will assist the Arbitrator in making the necessary determination. The scope of such professional's assistance shall be determined by the Arbitrator in the Arbitrator's discretion. Such independent professional must not have any bias or financial or personal interest in the outcome of the arbitration, and shall immediately notify the Parties of any such bias or interest by delivering a Bias Disclosure to the Parties. If any Party objects to the service of any professional after receipt of a Bias Disclosure, such professional shall be replaced by another independent licensed professional selected by the Arbitrator.

11. No formal discovery shall be conducted in the absence of express written agreement among all the Parties. The only evidence to be presented at the hearing shall be that which is disclosed to all Parties at least 30 days prior to the hearing; provided, however, no Party shall deliberately withhold or refuse to disclose any evidence which is relevant and material to the Claim, and is not otherwise privileged. The Parties may offer such evidence as is relevant and material to the Claim, and shall produce such additional evidence as the Arbitrator may deem necessary to an understanding and determination of the Claim. The Arbitrator shall be the sole judge of the relevance and materiality of any evidence offered, and conformity to the legal rules of evidence shall not be necessary. The Arbitrator shall be authorized, but not required, to administer oaths to witnesses.

12. The Arbitrator shall declare the hearings closed when satisfied the record is complete.

13. There will be no posthearing briefs.

14. The Award shall be rendered immediately following the close of the hearing, if possible, and no later than 14 days from the close of the hearing, unless otherwise agreed by the Parties. The Award shall be in writing, shall be signed by the Arbitrator and acknowledged before a notary public. If the Arbitrator believes an opinion is necessary, it shall be in summary form.

230

15. If there is more than one arbitrator, all decisions of the Panel and the Award shall be by majority vote.

16. Each Party agrees to accept as legal delivery of the Award the deposit of a true copy in the mail addressed to that Party or its attorney at the address communicated to the Arbitrator at the hearing.

For consent of owner SU 190-T-5005  
copy

Prepared by and return to:  
ELLIS, PAINTER, RATTERREE & BART LLP  
Attn: Christopher E. Klein  
2 East Bryan Street, 10th Floor  
Savannah, Georgia 31401

FILED FOR RECORD

98 JAN 14 PM 12:14

DEP  
SUSAN R. CLARK, SUP CT  
CHATHAM COUNTY, GEORGIA

**SUPPLEMENTAL DECLARATION TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
HENDERSON HOMEOWNERS ASSOCIATION**

THIS SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HENDERSON HOMEOWNERS ASSOCIATION ("Supplemental Declaration") is made this 1st day of January, 1998, by Gateway of Savannah, Inc., a Georgia corporation (the "Declarant").

**W I T N E S S E T H**

WHEREAS, on July 11, 1995, Declarant filed that certain Declaration of Covenants, Conditions, and Restrictions for Henderson Homeowners Association ("Declaration") which was recorded in Record Book 173-0, Page 180, in the Public Records of Chatham County, Georgia; and

WHEREAS, in accordance with Section 7.1 of the Declaration, Declarant may unilaterally subject additional property described in Exhibit "B" of the Declaration to the Declaration until all of Exhibit "B" has been subjected or ten years after the recording of the Declaration by recording a supplemental declaration describing the property to be subjected to the Declaration; and

WHEREAS, the property described in Exhibit "A" to this Supplemental Declaration is property which may be unilaterally submitted by the Declarant to the Declaration; and

WHEREAS, it is within ten years of the date of recording of the Declaration; and

WHEREAS, the Declarant hereby expresses its intent to annex to the Declaration the property described in Exhibit "A";

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration (and with the written consent of the owner of such property, if owned by a Person other than the Declarant), Declarant hereby submits the property described on Exhibit "A" to the provisions of the Declaration. Such property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of the Declaration, as amended and supplemented from time to time, which shall run with the title to such property and shall be binding upon all persons having any right, title, or any interest in such property, their respective heirs, legal representatives, successors, successors-in-title, and assigns.

0526A222 01/14/98TOTAL 14.00

190 K 704



IN WITNESS WHEREOF, the undersigned Declarant has executed  
this Supplemental Declaration this 1st day of January, 1998.

DECLARANT: GATEWAY OF SAVANNAH, INC.,  
a Georgia corporation

By:

Cecil D. Abarr  
Cecil D. Abarr, Authorized  
Agent pursuant to Power of  
Attorney recorded at Record  
Book 187-R, Pages 346-348,  
Chatham County, Georgia Records

(CORPORATE SEAL)

Signed, sealed and delivered  
in the presence of:

Witness  
WITNESS

NOTARY PUBLIC

My Commission Expires: CHRISTOPHER E. KLEIN  
Notary Public, Chatham County, Ga.  
My Commission Expires Nov. 25, 2000

(NOTARIAL SEAL)

190 K 705

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying and being in the 7th G.M. District of Chatham County, Georgia, known as Henderson Golf Community Phase I, Section B and containing 36 lots as more particularly described in that certain Plat prepared for BMC Investors, Inc. and Gateway of Savannah, Inc., by Thomas & Hutton Engineering Co., dated February 12, 1997, and containing the seal of Dale E. Yawn, G.R.L.S. No. 2510, which plat was recorded in Subdivision Map Book 17-S, Page 7, in the official records of the Clerk of Superior Court of Chatham County, Georgia.

190 K 706

Prepared by and return to:

WILLIAM W. SHEAROUSE, JR., ESQ.  
WEINER-SHEAROUSE WEITZ GREENBERG & SHAW  
POST OFFICE BOX 10105  
SAVANNAH, GEORGIA 31412  
(912) 233-2251

FILED FOR RECORD

99 APR 29 PM 3:26

DEP  
SUSAN P. ROUSE CLK. SUP. CT.  
CHATHAM COUNTY, GEORGIA

**SECOND SUPPLEMENTAL DECLARATION TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
HENDERSON HOMEOWNERS ASSOCIATION**

THIS SECOND SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HENDERSON HOMEOWNERS ASSOCIATION ("Supplemental Declaration") is made this 24 day of February, 1999, by Gateway of Savannah, Inc., a Georgia corporation (the "Declarant").

**WITNESSETH**

WHEREAS, on July 11, 1995, Declarant filed that certain Declaration of Covenants, Conditions, and Restrictions for Henderson Homeowners Association ("Declaration") which was recorded in Record Book 173-O, Page 180, in the Public Records of Chatham County, Georgia; and

WHEREAS, on June 14, 1998 Declarant filed that certain Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Henderson Homeowners Association in Record Book 190-K, Page 704 in the Public Records of Chatham County, Georgia;

WHEREAS, in accordance with Section 7.1 of the Declaration, Declarant may unilaterally subject additional property described in Exhibit "B" of the Declaration to the Declaration until all of Exhibit "B" has been subjected or ten years after the recording of the Declaration by recording a supplemental declaration describing the property to be subjected to the Declaration; and

WHEREAS, the property described in Exhibit "A" to this Supplemental Declaration is property which may be unilaterally submitted by the Declarant to the Declaration; and

WHEREAS, it is within ten years of the date of recording of the Declaration; and

WHEREAS, the Declarant hereby expresses its intent to annex to the Declaration the property described in Exhibit "A";

NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration (and with the written consent of the owner of such property, if owned by a Person other than the Declarant), Declarant hereby submits the property described on Exhibit "A" to the provisions of the Declaration. Such property shall be sold, transferred, used, conveyed, occupied, and mortgaged or

{26449.1}  
8430-001-5

733344A001 04/29/99TOTAL 16.00

202 T 597

otherwise encumbered pursuant to the provisions of the Declaration, as amended and supplemented from time to time, which shall run with the title to such property and shall be binding upon all persons having any right, title, or any interest in such property, their respective heirs, legal representatives, successors, successors-in-title, and assigns.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Second Supplemental Declaration this 26th day of February, 1999.

DECLARANT: GATEWAY OF SAVANNAH, INC.,  
a Georgia corporation

By: Cecil D. Abarr  
Cecil D. Abarr, Authorized  
Agent pursuant to Power of  
Attorney recorded at Record  
Book 197-L Pages 42  
Chatham County, Georgia Records

(CORPORATE SEAL)

Signed, sealed and delivered  
in the presence of:

W. O. Hearn  
WITNESS

Charlene D. Wilson  
NOTARY PUBLIC August 31, 1999  
My Commission Expires: August 31, 1999

(NOTARIAL SEAL)



**CONSENT OF OWNER**

THE UNDERSIGNED OWNER of a portion of the property described on Exhibit "A" hereby consents and subjects its interests in and to said property to the terms of this Second Supplemental Declaration of Covenants, Conditions, and Restrictions for Henderson Homeowners Association.

IN WITNESS WHEREOF, the undersigned has caused this Consent to be executed and sealed this \_\_\_\_ day of February, 1999.

OWNER:

ROGERS FINE HOMES, INC.

By: Rodney K. Rogers  
Rodney K. Rogers

Its: President

(CORP. SEAL)

Signed, sealed and delivered  
in the presence of:

Robert D. Alan  
WITNESS

Charmaine A. Wilson  
NOTARY PUBLIC  
My Commission Expires: August 31, 1999

(NOTARIAL SEAL)

CHARMAINE A. WILSON  
Notary Public, Chatham County, GA,  
My Commission Expires August 31, 1999

(26449.1)

8430-001-5

202 1 599

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying and being in the 7th G.M. District of Chatham County, Georgia, known as Henderson Golf Community Phase I, Section C as more particularly described in that certain Plat prepared for Gateway of Savannah, Inc., by Thomas & Hutton Engineering Co., dated December 4, 1998, and containing the seal of Dale E. Yawn, G.R.L.S. No. 2510, which plat was recorded in Subdivision Map Book 18-S, Page 49, in the official records of the Clerk of Superior Court of Chatham County, Georgia.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying and being in the 7th G.M. District of Chatham County, Georgia, known as Henderson Golf Community Phase II, Section B as more particularly described in that certain Plat prepared for Gateway of Savannah, Inc., by Thomas & Hutton Engineering Co., dated April 28, 1998, and containing the seal of Dale E. Yawn, G.R.L.S. No. 2510, which plat was recorded in Subdivision Map Book 18-S, Page 3, in the official records of the Clerk of Superior Court of Chatham County, Georgia.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying and being in the 7th G.M. District of Chatham County, Georgia, known as Henderson Golf Community Phase II, Section C as more particularly described in that certain Plat prepared for Gateway of Savannah, Inc., by Thomas & Hutton Engineering Co., dated December 4, 1998, and containing the seal of Dale E. Yawn, G.R.L.S. No. 2510, which plat was recorded in Subdivision Map Book 18-S, Page 48, in the official records of the Clerk of Superior Court of Chatham County, Georgia.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying and being in the 7th G.M. District of Chatham County, Georgia, known as Recreation Center Site, Minor Subdivision Plat, Parcel A & B as more particularly described in that certain Plat prepared for Gateway of Savannah, Inc., by Thomas & Hutton Engineering Co., dated June 19, 1998, and containing the seal of Dale E. Yawn, G.R.L.S. No. 2510, which plat was recorded in Subdivision Map Book 18-S, Page 8, in the official records of the Clerk of Superior Court of Chatham County, Georgia.

BOOK  
PAGE  
202 T 600

JAN. 17. 2002 11:27AM

IKON BENSON

NO. 928 P. 2/5

Clerk: 150475  
FILED FOR RECORD

5/07/2001 09:32AM

PAID: 16.00

Susan D. Prouse, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

HENDERSON & HENDERSON, P.C.  
P. O. BOX 550  
RICHMOND HILL, GA. 31824

STATE OF GEORGIA

COUNTY OF CHATHAM

SUPPLEMENTAL DECLARATION TO THE DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS FOR HENDERSON  
HOMEOWNERS ASSOCIATION

This Supplemental Declaration to the Declaration of Covenants, Conditions & Restrictions for Henderson Homeowners' Association ("Supplemental Declaration") made this 25<sup>th</sup> day of March, 2001, by GATEWAY OF SAVANNAH, INC., a Georgia corporation ("Declarant") and HENDERSON PHASE III, LLC, a Georgia limited liability company ("Developer").

WITNESSETH

WHEREAS, on July 11, 1995, Declarant filed that certain Declaration of Covenants, Conditions, and Restrictions for Henderson Homeowners Association ("Declaration") which was recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Deed Book 173-O folio 180; and,

WHEREAS, Article VII, Section 7.1 of the Declaration provided that Declarant may subject additional property to the terms of the Declaration by evidencing its intent to do so in a recorded instrument; and,

WHEREAS, Developer is the owner of the property described on Exhibit A attached hereto ("Phase III Property") and joins in this supplemental Declaration for the purpose of evidencing its consent to the terms contained herein; and,

WHEREAS, Article VII, Section 7.4 provided that Declarant may make additional covenants, create exceptions to or otherwise modify the terms of the Declaration; and,

WHEREAS, Declarant and Developer desire to make additional covenants and to modify the terms of the Declaration as it relates to the Phase

NOW, THEREFORE, pursuant to the power remained by Declarant under the Declaration and with the consent of Developer the parties do hereby declare the Phase III Property is and shall be submitted to the provisions of the Declaration and except as modified herein, such Phase III Property shall be held, sold, transferred or encumbered pursuant to the provisions of the Declaration which shall run with the title to the Phase III Property and shall be binding upon all persons having any right, title or interest in such property, their respective heirs, legal representatives, successors, successors-in-title and assigns.

### MODIFICATION OF DECLARATION

Pursuant to Section 7.4 of the Declaration, the following additions, amendments, and modifications are made to the Declaration:

1. By adding the following to Article I, "Definitions" of the Declaration:

"1.31. Phase III Property. All those certain lots, tracts or parcels of land situate, lying and being in the 7th G.M. District of Chatham County, Georgia being shown and designated as Lots 100; 148 through 186, inclusive; 188 through 191, inclusive; and 266 through 270, inclusive, upon a plat of Henderson Golf Community Phase III- A prepared by Thomas & Hutton Engineers, dated October 11, 2000, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 12-S, folio 18.

1.32 Lot. Any plot of land shown upon the recorded subdivision plat of the Phase III Property, together with any improvements thereon, if any.

1.33 Dwelling. Any building located on a Lot and intended for use as housing for a single family."

2. By adding the following Subparagraph 8.2.1 following Subparagraph 8.2 in Article 2 of the Declaration:

"8.2.1 Exemption for Developer. Developer shall be exempt from the Assessments provided in this Article 8. Provided, however, upon the transfer of a Lot from Developer to a Builder or Owner, prorated assessments for the year of said transfer shall be due and payable by said Builder or Owner. Provided, however, upon written consent of Developer, a copy of which shall be delivered to the Association, Builders of Dwellings in the Phase III Property shall be exempt from the Assessments provided in this Article 8 until issuance of a certificate of occupancy for the Dwelling constructed on a Lot."

3. By adding the following subparagraph (c) to Section 9.2 of the Declaration:

"(c). Phase III New Construction Committee. The Phase III New Construction Committee ("Phase III NCC") shall consist of one member appointed by Developer and shall have exclusive jurisdiction over all original construction on any part of the Phase III

221 0 582

LWUN

FACIL



Property. Until 100% of the Lots contained in the phase III Property have been developed and conveyed to Owners other than Builders, Developer retains the right to appoint the member of the Phase III NCC who shall serve at Developer's discretion. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by Developer. The privileges, rights and duties of the Phase III NCC shall be the same as for the NCC as set for the Article IX of the Declaration."

**4. By adding the following to Exhibit "C" to the Declaration:**

**5. Fences in Phase III Property:**

**5.1 General.** The construction, reconstruction and alteration of all fences situated within the Phase III Property must be approved by the Phase III NCC as required under Article IX of the Declaration prior to construction, reconstruction or alteration as the case may be.

**5.1 Dimension, Location and Material.**

(a) No fence shall exceed five (5) feet in height;

(b) No fence shall be constructed on a Lot nearer to the side boundary lines of a Lot than the exterior walls of the Dwelling situated on a Lot.

(c) No fence shall be constructed closer than 50 feet to the front property line in front of the Dwelling situated on a Lot. On corner Lots, no fence shall be constructed nearer to the road on the side of the Lot than the exterior walls of the Dwelling situated on the Lot.

(d) No fence shall be constructed on a Lot more than 45 feet from the rear wall of the Dwelling situated on such Lot.

(e) All galvanized steel fences must be factory coated with a black plastic material acceptable to the Phase III NCC, in its sole discretion.

(f) Notwithstanding anything herein contained to the contrary, the Phase III NCC shall have the authority, in its sole discretion, to grant variances for the location of fences, in the Phase III Property.

**5.3 Swimming Pool Fences.** The Phase III NCC shall have the right, in its sole discretion to waive, modify or amend the above restrictions in regard to fences surrounding swimming pools in the Phase III Property.

**4. Except as modified herein said Declaration shall remain in full force and effect.**

221 0

583

L2001

17001

IN WITNESS WHEREOF, the parties have hereunto caused these present to be executed under seal by and through their duly authorized corporate officers or managers on the day and year first above written as the date hereof.

Signed, sealed and delivered  
as to Declarant in the presence of:

[Signature]

Witness

[Signature]

Notary Public

Notary Public, Houston County, Georgia  
My Commission Expires April 11, 2004

GATEWAY OF SAVANNAH, INC.

By: [Signature]

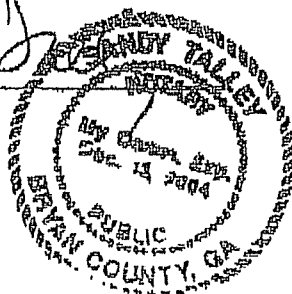
Attest: [Signature]

Signed, sealed and delivered  
as to Developer in the presence of:

[Signature]

Witness

[Signature]  
Notary Public



HENDERSON PHASE III, LLC

By: [Signature]

221  
U  
504

Clock#: 424450  
FILED FOR RECORD

7/31/2003 11:45am

PAID: 16.00

Susan D. Prouse, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

HENDERSON &  
HARVEY, LLC  
Post Office Box 580  
Richmond Hill, GA 31324  
(912) 756-2631  
Our File: 10153-01-10

STATE OF GEORGIA )  
COUNTY OF CHATHAM )

THIRD SUPPLEMENTAL DECLARATION TO THE DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS for HENDERSON  
HOMEOWNERS ASSOCIATION

This Third Supplemental Declaration to the Declaration of Covenants, Conditions & Restrictions for Henderson Homeowners' Association ("Supplemental Declaration") made this 16th day of July, 2003, by GATEWAY OF SAVANNAH, INC., a Georgia corporation ("Declarant") and HENDERSON PHASE III, LLC, a Georgia limited liability company ("Developer").

- WITNESSETH -

WHEREAS, on July 11, 1995, Declarant filed that certain Declaration of Covenants, Conditions, and Restrictions for Henderson Homeowners Association ("Declaration") which was recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Deed Book 173-O folio 180; and,

WHEREAS, Article VII, Section 7.1 of the Declaration provided that Declarant may subject additional property to the terms of the Declaration by evidencing its intent to do so in a recorded instrument; and,

WHEREAS, the Declaration was previously amended by Supplemental Declaration of Covenants, Conditions, and Restrictions for Henderson Homeowners Association dated

BOOK  
255 T 108  
PAGE

March 25, 2001, as recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Deed Book 221-U, folio 581 and Second Supplemental Declaration of Covenants, Conditions, and Restrictions for Henderson Homeowners Association dated January 1, 2003, as recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Deed Book 204-A, folio 671 (collectively the "Supplemental Declaration")

WHEREAS, Developer is the owner of the property described on Exhibit "A" attached hereto ("Subjected Property") and joins in this Instrument for the purpose of evidencing its consent to the terms contained herein; and,

WHEREAS, Article VII, Section 7.4 provided that Declarant may make additional covenants, create exceptions to or otherwise modify the terms of the Declaration; and,

NOW, THEREFORE, pursuant to the power remained by Declarant under the Declaration and with the consent of Developer the parties do hereby declare the Submitted Property is and shall be submitted to the provisions of the Declaration, as amended by the Supplemental Declaration, and except as modified herein, such Submitted Property shall be held, sold, transferred or encumbered pursuant to the provisions of the Declaration, as amended by the Supplemental Declaration, which shall run with the title to the Submitted Property and shall be binding upon all persons having any right, title or interest in such property, their respective heirs, legal representatives, successors, successors-in-title and assigns.

#### MODIFICATION OF DECLARATION

Pursuant to Section 7.4 of the Declaration, the following additions, amendments, and modifications are made to the Declaration:

1. By deleting Paragraph 1.31 of Article I, "Definitions" of the Declaration, as amended, and substituting in lieu thereof the following:

"1.31. Phase III Property. All those certain lots, tracts or parcels of land situate, lying and being in the 7th G.M. District of Chatham County, Georgia being shown and designated as Lot 100; Lots 148 through 186, inclusive; Lots 188 through 191, inclusive; and Lots 266 through 270, inclusive, upon a plat of Henderson Golf Community Phase III-A prepared by Thomas & Hutton Engineers, dated October 11, 2000, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 12-S, folio 18;

AND ALSO All those certain lots, tracts or parcels of land situate, lying and being in the 7th G.M. District of Chatham County, Georgia being shown and designated as Lots 271 through 294, inclusive, as shown upon a plat of Henderson Golf Community Phase 3, Section B prepared by Gardner, Williams & Assoc., Inc. dated October 29, 2002 and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Book 26-S, folio 72-A; and

BOOK  
255 T 109  
PAGE

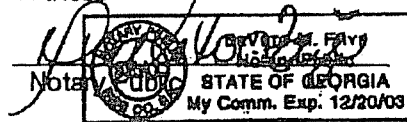
AND ALSO, ALL those certain lots, tracts or parcels of land situate, lying and being in the Seventh G. M. District of Chatham County, Georgia, and being known as Lots 192 through 265, inclusive; Lots 295 through 299, inclusive, HENDERSON GOLF COMMUNITY, PHASE 3, SECTION C, as shown on that certain subdivision plat prepared by Coastal Surveying, Co., Inc., dated April 17, 2003, revised May 7, 2003, and being recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 28-S, Pages 10-A to 10E.

2. Except as modified herein said Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto caused these present to be executed under seal by and through their duly authorized corporate officers or managers on the day and year first above written as the date hereof.

Signed, sealed and delivered  
as to Declarant in the presence of:

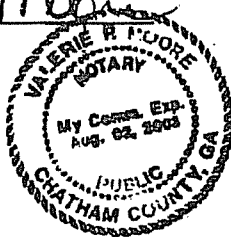
Shirley L. Lanier  
Witness



Signed, sealed and delivered  
as to Developer in the presence of:

Irish Conley  
Witness

Valerie P. Moore  
Notary Public



GATEWAY OF SAVANNAH, INC.

By: E. Earl Benson  
E. Earl Benson, President

Attest: Kimberly A. Smalls  
(Assistant) Secretary

HENDERSON PHASE III, LLC

By: John A. Murphy

BOOK PAGE  
255 T 110

Clock#: 1279710  
FILED FOR RECORD  
10/01/2010 12:35pm  
PAID: 14.00  
Daniel W. Massey, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

BOOK  
364 I  
PAGE  
259

SPACE ABOVE RESERVED FOR RECORDING DATA

After Recording, Return To:  
Attn: Robert S. Stein, Esq.  
Weissman, Nowack, Curry & Wilco, P.C.  
101 West Mulberry Boulevard, Ste. 110  
Pooler, Georgia 31322

STATE OF GEORGIA  
COUNTY OF CHATHAM

Cross Reference: Deed Book 173-O  
Page 180

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR HENDERSON HOMEOWNERS ASSOCIATION**

WHEREAS, Gateway of Savannah, Inc., a Georgia Corporation, recorded that certain Declaration of Covenants, Conditions and Restrictions for Henderson Homeowners Association ("Declaration") on July 14, 1995 in Deed Book 173-O, Page 180, et. seq., of the Chatham County, Georgia land records; and

WHEREAS, in accordance with Article 10.2(b) of the Declaration and Section 2.4 of the Henderson Homeowners Association, Inc. ("Association") Bylaws, a Special Meeting was called to vote upon a Rule which would modify the "Initial Use Restrictions and Rules" as listed in Exhibit "C" to the Declaration; and

WHEREAS, in order to adopt this Rule, a vote of at least 51% of the total Class "A" votes in the Association was required and was obtained; and

WHEREAS, the Association is recording this Amendment as called for by the Rule approved by the membership; and

WHEREAS, Section 10.2(c) of the Declaration requires that at least 30 days prior to the effective date of any changes based on Section 10.2(b), the Board shall send a copy of the changes to each owner; and

WHEREAS, Section 15.2(c) of the Declaration allows for a delayed effective date for amendments if such date is specified in the amendment; and

WHEREAS, the notification to owners was sent on 9-3, 2010 and therefore this Amendment shall be effective on 10-3, 2010

NOW THEREFORE, the Declaration is hereby amended as follows:

1.

Exhibit "C", "Initial Use Restrictions and Rules", Section 2(a) is amended by the addition of underlined text:

2. (a) Parking of any vehicles on streets or thoroughfares within the Properties, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, boats and other watercraft, trailers, stored vehicles or inoperable vehicles in places other than enclosed garages; provided, construction, service and delivery vehicles shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Area; provided, mobile homes, recreational vehicles, boats and other watercraft, and trailers shall be exempt from this provision for a period of up to 48 hours in order to load, unload and perform minor maintenance; upon prior request and approval by the Board longer periods of time may be granted.

2.

This Amendment shall be effective as of 10-3, 2010. Except as otherwise provided herein, the Declaration shall remain unchanged.

IN WITNESS WHEREOF, the undersigned officers of the Henderson Homeowners Association, Inc. hereby certify that the foregoing Rule approving this amendment was approved by the requisite majority of the Unit Owners with all required notices duly given.

This 31 day of August, 2010.

Sworn to and subscribed before me  
this 31 day of August,  
2010.

ASSOCIATION: HENDERSON HOMEOWNERS  
ASSOCIATION, INC.

Witness

[Signature]  
[Signature]  
Notary Public expired 4/1/2014

[Notary Seal]

By:

President

Attest:

Secretary

[Corporate Seal]



858812 (11584)

3641

BOOK

260

PAGE