


McLeod & Dowling
4420 Evans to Locks Road
Evans, GA 30809

Book 01154:1807 Augusta - Richmond County
2007059511 12/05/2007 09:57:05.00
\$14.00 DECLARATION RESTRICTIVE COVENA

2007059511 Augusta - Richmond County

STATE OF GEORGIA
COUNTY OF RICHMOND

**AMENDMENT TO COVENANTS, RESTRICTIONS,
EASEMENTS, AND COMMUNITY ASSOCIATION PERTAINING
TO SOUTHAMPTON, SECTION ONE AND SECTION FOUR-A**

This Amendment to those Covenants, Restrictions, Easements, and Community Association Pertaining to Southampton Subdivision, Section One and Section Four-A, and all Amendments thereto, is made and published this 4th day of December, 2007 by Coel Development Co., Inc. and Stephen Beazley Builders, Inc., Georgia Corporations ("Developer".)

WITNESSETH:

WHEREAS, Developer, by Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Southampton, Section One and Section Four-A, dated November 6, 2007, recorded in the Office of the Clerk of Superior Court Richmond County, Georgia at Deed Book 01151, Pages 0676-0689, did publish and declare a Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Southampton, Section One and Section Four-A; and

WHEREAS, Developer, by Declaration of Covenants and Restrictions Establishing and providing for Southampton Community Association, Inc. dated November 6, 2007, recorded in the Office of the Clerk of Superior Court Richmond County, Georgia at Deed Book 01151, Pages 0656-0675, did publish Covenants and Restrictions pertaining to Southampton Subdivision, Section One and Section Four-A; and

WHEREAS, the aforementioned Covenants, Restrictions, Easements and Community Association and Amendments thereto and the legal descriptions incorporated therein refer to the tracts, parcels, lots, and real property comprising Southampton Subdivision, Section One and Section Four-A;

WHEREAS, the Developer desires to amend certain provisions of the aforementioned Covenants and Amendments hereto:

NOW THEREFORE, Article III, Section 11 of the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Southampton Section One and Section Four-A is hereby amended by deleting in its entirety and substituting in lieu thereof the following:

Article III.11 Parking.

No permanent parking is permitted along the curb.

NOW THEREFORE, Article V, Section 5 of the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Southampton Section One and Section Four-A is hereby amended by deleting in its entirety and substituting in lieu thereof the following:

Article V.5 Vehicles.

No parking of commercial trucks (two tons and over), trailers, recreational vehicles, or mobile homes shall be permitted on the street or other portions of the Property except during construction and, thereafter, except for delivery and pickup or remodeling and repair of buildings on the Property. Campers, travel trailers, vans, motorcycles, motorbikes, and/or water crafts and water craft trailers under twenty (20) feet in length may be kept on a Lot only if parked in a closed garage at all times and never on the street or driveway. Special exception to this restriction may be granted an Owner provided prior written permission from the adjoining Owners and the Architectural Control Committee is obtained and such campers, travel trailers, under six (6) feet in height, motorcycles, motorbikes, and/or water craft and water craft trailers under twenty (20) feet in length are parked in the completely fenced rear yard so that they are not visible from the street. No trailer, boat, or equipment of any kind may be parked in the front or side (defined as that portion of a Lot extending forward to the street from a perpendicular line running between the rear corners of a dwelling to the side boundary line of a Lot) of any Lot under any circumstances. A car or small truck may be parked on the side if paved.

Developer does hereby amend the Covenants, Restrictions, Easements and Community Association applicable to Southampton Section One and Section Four-A, and all Amendments thereto, by amending Article III, Section 11, and Article V, Section 5 as set forth above.

EXCEPT as specifically modified herein, the Covenants, Restrictions, Easements and Community Association and all Amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the said Declarants cause these presents to be executed, under seal, by their duly authorized officers the day and year first above written.

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 4
DAY OF December, 2007.

COEL DEVELOPMENT CO., INC.

BY: BB Beah

President

Walter Mitchell

WITNESS

STEPHEN BEAZLEY BUILDERS, INC.

BY: Shirley Beah

President


Susan H. Emery

NOTARY PUBLIC

COMMISSION EXPIRES: Aug 3, 2010



McLeod & Dowling
4420 Evans to Locks Road
Evans, GA 30809

Book 01210:1353 Augusta - Richmond County
2009009343 03/20/2009 10:41:10.00
\$18.00 DECLARATION RESTRICTIVE COVENA

2009009343 Augusta - Richmond County

STATE OF GEORGIA

COUNTY OF RICHMOND

**AMENDMENT TO COVENANTS, RESTRICTIONS, EASEMENTS, AND COMMUNITY
ASSOCIATION PERTAINING TO SOUTHAMPTON, SECTION ONE, SECTION FOUR-A,
SECTION IV-B, AND SECTION V**

This Amendment to those Covenants, Restrictions, Easements, and Community Association Pertaining to Southampton Subdivision, Section One, Section Four-A, Section IV-B and Section V and all Amendments thereto, is made and published this 6th day of March, 2009 by Coel Development Co., Inc. and Stephen Beazley Builders, Inc., Georgia Corporations ("Developer".)

WITNESSETH:

WHEREAS, Developer, by Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Southampton, Section One and Section Four-A, dated November 6, 2007, recorded in the Office of the Clerk of Superior Court Richmond County, Georgia at Deed Book 01151, Pages 0676-0689, did publish and declare a Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Southampton, Section One and Section Four-A; and

WHEREAS, Developer, by Declaration of Covenants and Restrictions Establishing and providing for Southampton Community Association, Inc. dated June 3, 2008, recorded in the Office of the Clerk of Superior Court Richmond County, Georgia at Deed Book 01178, Pages 1679-1680, did publish Covenants and Restrictions pertaining to Southampton Subdivision, Section IV-B and Section V; and

WHEREAS, Developer, by Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Southampton, Section IV-B and Section V, dated November 6, 2007, recorded in the Office of the Clerk of Superior Court Richmond County, Georgia at Deed Book 01151,

Pages 0676-0689, did publish and declare a Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Southampton, Section One and Section Four-A; and

WHEREAS, the aforementioned Covenants, Restrictions, Easements and Community Association and Amendments thereto and the legal descriptions incorporated therein refer to the tracts, parcels, lots, and real property comprising Southampton Subdivision, Section One, Section Four-A, Section IV-B, and Section V;

WHEREAS, the Developer desires to amend certain provisions of the aforementioned Covenants and Amendments hereto:

NOW THEREFORE, Article III, Section 10 of the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Southampton Section One and Section Four-A as amended to include Section IV-B and Section V, is hereby amended by deleting in its entirety and substituting in lieu thereof the following:

Article III.10 Fences and Hedges.

All fences facing any road shall be constructed in the "shadow box" style, no more than six (6) feet high with six (6) inch dog-eared pickets. The balance of the rear yard may be fenced with the same type fencing or stockade style, no more than six (6) feet high with (6) inch dog-eared pickets.

Developer does hereby amend the Covenants, Restrictions, Easements and Community Association applicable to Southampton Section One, Section Four-A, Section IV-B, and Section V, and all Amendments thereto, by amending Article III, Section 10 as set forth above.

EXCEPT as specifically modified herein, the Covenants, Restrictions, Easements and Community Association and all Amendments thereto shall remain in full force and effect.

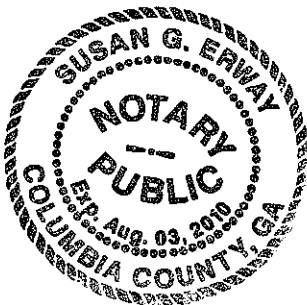
IN WITNESS WHEREOF, the said Declarants cause these presents to be executed, under seal, by their duly authorized officers the day and year first above written.

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 11th
DAY OF March, 2009.

Julie King
WITNESS

Susan G. Erway
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug. 3, 2010

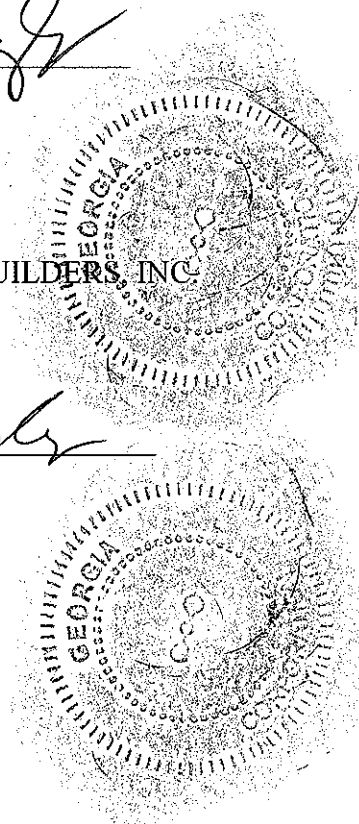


COEL DEVELOPMENT CO., INC.

BY: BBB
Bill B. Beazley
As Its: President

STEPHEN BEAZLEY BUILDERS, INC.

BY: Stephen Beazley
Stephen Beazley
As its: President



Filed in this office:
Augusta-Richmond County
03/20/2009 10:41:10.00
ELAINE C JOHNSON
Clerk of Superior Court