


Return to:
COEL Development Co, Inc.
7009 Evans Town Center Blvd.
Evans, GA 30809

Book 01514:0283 Augusta - Richmond County
2015050814 12/30/2015 11:21:59.01
\$14.00 DECLARATION RESTRICTIVE COVENA

2015050814 Augusta - Richmond County

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS
ESTABLISHING AND PROVIDING FOR
HAYNE'S STATION COMMUNITY ASSOCIATION, INC.

WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for Hayne's Station Community Association, Inc. dated January 20, 2012 is recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Deed Book 1331, page 0066 through page 0082, as subsequently amended; and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. reserve unto itself, its successors and assigns, the right to amend this Declaration or any portion thereof as it may deem necessary because all lots have not been sold and the rights to amend have not been assigned to the Association; and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. desire to amend the Declaration of Covenants and Restrictions Establishing and Providing for Hayne's Station Community Association, Inc.; and

NOW, THEREFORE, for One & 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. do hereby amend the Declaration of Covenants and Restrictions Establishing and Providing for Hayne's Station Community Association, Inc. dated

January 20, 2012 by deleting Article V, Paragraph 10 it in its entirety and replacing it with the following:

Article V

10. Effect of Non-Payment of Assessment. The Personal Obligation of the Owner, the Lien; Remedies of the Association.

If any assessment or installment of an assessment is not paid in full within thirty (30) days of the due date, a late charge of twenty-five (\$25.00) dollars may be imposed without further notice or warning to the delinquent Owner, and interest at the rate of ten (10%) percent per annum.

If the regular annual assessment or any special assessment is not paid on or before past due date which shall be established by the Board of Directors, then such assessment shall become delinquent and shall become a charge and continuing lien on the land and all improvements thereon, against which each such assessment is made, in the hands of the then Owner, his heirs, devisees, personal representatives, tenants, successors, and assigns.

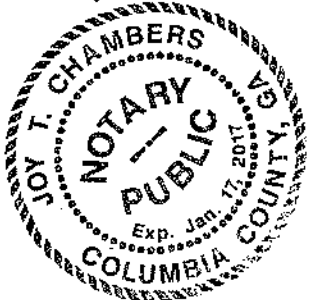
If the assessment is not paid within thirty (30) days after the past due date, the Association may at its election bring an action to foreclose its lien on the property or bring an action at law against the Owner personally. If a delinquent assessment is put in the hands of an attorney at law for collection, there shall be added to the amount of such assessment all costs of collection including but not limited to fifteen (15%) percent of the amount of the delinquent assessment and all interest thereon as reasonable attorney's fees.

This Amendment is made and entered into this 29th day of December, 2015.

Sworn to and subscribed
Before me this 29th day of
December, 2015.

[Signature]
Witness

[Signature]
Notary Public
My commission expires: 1-17-17



COEL Development Co., Inc.

[Signature] (L.S.)
Bill B. Beazley
As its: President

Stephen Beazley Builders, Inc.

[Signature] (L.S.)
Stephen Beazley
As its: President

Filed in this office:
Augusta - Richmond County
12/30/2015 11:21:59.01
Elaine C Johnson
Clerk of Superior Court