

Deed Doc: COVE  
Recorded 05/03/2024 09:22AM

After Recording Return to:  
Wright McLeod Attorneys at Law  
6004 Evans Town Center Blvd.  
Evans, GA 30809  
MCW/lc

CINDY MASON  
Clerk Superior Court, COLUMBIA  
County, Ga.  
Bk 15140 Pg 0166-0168  
Penalty: \$0.00  
Interest: \$0.00  
Participants: 4800995255  
\$(PT61)

STATE OF GEORGIA        )  
  
COUNTY OF COLUMBIA    )

Cross Ref: Book 14814, Pages 160-185

AMENDED AND RESTATED DECLARATION OF PROTECTION COVENANTS AND  
RESTRICITONS ESTABLISHING AND PROVIDING FOR MISTY MEADOWS  
COMMUNITY ASSOCIATION, INC.

WHEREAS, on July 13, 2023, Declarant filed for record a Declaration of Covenants and Restrictions Establishing and Providing for Misty Meadows Community Association, Inc. (the "Declarations") for COEL Development Co., Inc., and Stephen Beazley Builders, Inc. (the "Company"), which are recorded in the Office of the Clerk of Superior Court for Columbia County, Georgia in Book 14814, at pages 160-185 and which have been subsequently amended;  
  
and

WHEREAS, pursuant to and in accordance with the provision of Article VIII, Section 2 of the Declarations, the Company amends the Declarations on 2 day of May, 2024.

NOW, THEREFORE, for One & 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged; the Company does hereby amend the Declarations as follows:

The Company does hereby amend the Declarations by revising Article V, Section 1 by lowering the one-time initiation fee from \$500.00 to \$350.00. Article V, Section 1 shall read as follows:

"The Company covenants, and each Owner of any Residential Lot or Family Dwelling Unit, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to all the terms and provisions of this Declaration and to pay the Association: (1) A one-time initiation fee of \$350.00, such fee is subject to be adjusted from time to time at the discretion of the Board of Directors; (2) regular annual assessments or charges; and (3) special assessments or charges for the purposes set forth in this Article, such assessments to be fixed, established and collected from time to time as hereinafter provided. The regular annual assessment and special assessments together with such interest thereon and cost of collection therefore as hereinafter provided, shall be a charge and continuing lien on the real property and

improvements thereon against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the Owner of such real property at the time when the assessment first became due and payable. In the case of co-ownership of a Residential Lot or Family Dwelling Unit, all of such co-owners shall be jointly and severally liable for the entire amount of assessment."

The Company does hereby amend the Declarations by revising Article V, Section 4 (a) by lowering the maximum regular annual assessment from \$800.00 to \$515.00. Article V, Section 4 (a) shall read as follows:

"The maximum regular annual assessment shall be the sums calculated in accordance with the following schedule as may be increased in each instance by an inflation adjuster as set forth in this Article V, Section 4 (f) or as may be increased as herein otherwise provided:

<u>Property Type</u>	<u>Maximum Regular Annual Assessment</u>
Single Family Homes	\$515.00"

This Amendment is made and entered into this 2 day of May, 2024.

Signed, sealed and delivered in the

COEL DEVELOPMENT CO., INC.

presence of:

[Signature]  
Witness

[Signature]  
By: Bill B. Beazley  
As its President.

[Signature]  
Notary Public  
My Commission Expires: 1/14/25

(Corporate Seal)



(Notarial Seal)

Signed, sealed and delivered in the presence of:

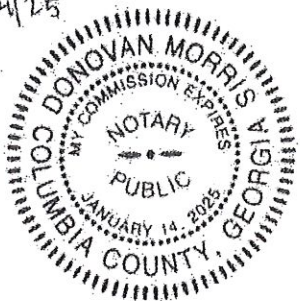
STEPHEN BEAZLEY BUILDERS, INC.

[Signature]  
Witness

[Signature]  
By: Bill B. Beazley  
As its Secretary

[Signature]  
Notary Public  
My Commission Expires: 1/14/25

(Corporate Seal)



(Notarial Seal)