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BK 820 Pg. 331-356

STATE OF GEORGIA
COUNTY OF BALDWIN

**DECLARATION OF PROTECTIVE COVENANTS
FOR
STILL WATERS AT LAKE SINCLAIR**

This Declaration of Protective Covenants is made this 12th day of April, 2006, by Weyerhaeuser Real Estate Development Company, a Washington corporation duly authorized to do business in the State of Georgia (hereinafter referred to as "Declarant").

Declarant is the owner of real property of located in Baldwin County, Georgia, which is more particularly described on Exhibit A attached hereto and incorporated by reference herein (hereinafter referred to as "Property"). This Declaration imposes upon the Property (as defined in Article I below) mutually beneficial restrictions under a general plan of improvement for the benefit of the owners of each portion of the Property and establishes a flexible and reasonable procedure for the overall development, administration, maintenance and preservation of the Property. In furtherance of such plan, this Declaration provides that Still Waters at Lake Sinclair Home Owner's Association, Inc. shall own, operate and maintain Common Areas and administer and enforce the provisions of this Declaration, the By Laws, and the Design Guidelines (as these terms are defined below.).

Declarant hereby declares that the Property described in Exhibit A and any additional property subjected to this Declaration by Supplemental Declaration (as defined in Article I below), 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 and be binding upon all parties having any right, title or interest in any portion of the Property, their heirs, successors, successors-in-title, and assigns, and shall inure to the benefit of each owner of any portion of the Property, irrespective of whether any deed lists or refers to said restrictions or this Declaration and every grantee of an interest in any property now or hereafter made subject to this Declaration, by acceptance of a deed or other conveyance of such interest, whether or not (a) expressed in such conveyances, (b) signed by the grantee, or (c) otherwise consented to in writing by such grantee, shall take such property subject to and be bound by this

Declaration and be deemed to have accepted and assented to all of the terms, conditions and provisions set forth in this Declaration.

This document does not and is not intended to create a condominium within the meaning of O.C.G.A. §44-3-70, et seq. nor a property owners' development within the meaning of O.C.G.A. §44-3-220.

This declaration is intended to create a property owners association governed by the provisions of O.C.G.A. § 44-3-220, *et seq.*

Article I
DEFINITIONS

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

1. "Architectural Review Board": The body responsible for administration of the Design Guidelines and review of all applications for construction and modifications on any Lot.

1.2 "Area of Common Responsibility": The Common Area, Conservation Area, Greenway Area and Sign Area (all as shown on a survey of the Property referred to in Exhibit A attached hereto) 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 or any applicable covenants, contracts or agreements.

1.3 "Articles of Incorporation" or "Articles": The Articles of Incorporation of Still Waters at Lake Sinclair Home Owner's Association, Inc. as filed with the Secretary of State of the State of Georgia.

1.4 "Association": Still Waters at Lake Sinclair Home Owner's Association, Inc., a Georgia nonprofit corporation, its successors or assigns.

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

1.6 "Builder": Any Person which purchases one or more Lots for the purpose of constructing or placing improvements thereon for later sale to consumers or purchases one or more parcels of land within the Property for further resale in the ordinary course of such Person's business.

1.7 "By-Laws": The By-Laws of Still Waters at Lake Sinclair Home Owner's Association, Inc., as may be amended from time to time.

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

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1.9 "Common Expenses": The actual and estimated expenses incurred, or anticipated to be incurred, by the Association for the general benefit of all Owners, including any reasonable reserve, as the Board may find necessary and appropriate pursuant to this Declaration, the By-Laws and the Articles of Incorporation.

1.10 "Community-Wide Standard": The standard of conduct, maintenance or other activity generally prevailing throughout the Property. Such standard may be more specifically determined by the Board of Directors and the Architectural Review Board.

1.11 "Declarant": Weyerhaeuser Real Estate Development Company, a Washington corporation duly authorized to do business in the State of Georgia, or any successor, successor-in-title, or assign who takes title to any portion of the property described on Exhibit A for the purpose of development and/or sale.

1.12 "Design Guidelines": The design and construction guidelines and application and review procedures applicable to the Property promulgated and administered pursuant to Article 4.

1.13 "General Assessment": Assessments levied on all Lots subject to assessment under Article 10 to fund Common Expenses for the general benefit of all Lots.

1.14 "Governing Documents": The Declaration, By-Laws, Articles of Incorporation, any Supplemental Declaration, the Design Guidelines and rules of the Association, or any of the above, as each may be amended from time to time.

1.15 "Lot": A portion of the Property, whether improved or unimproved, which may be independently owned and conveyed and which is intended for development, use and occupancy as a single family residence.

1.16 "Majority": Those votes by the Owners or Members, as the context may indicate, totaling more than 50% of the total number of Owners or Members eligible to vote.

1.17 "Member": A Person subject to membership in the Association pursuant to Section 6.2.

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

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

1.20 "Owner": One or more Persons who hold the record title to any Lot, but excluding in all cases any party holding an interest merely as security for the performance of an obligation.

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

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1.22 "Property": The real property comprising each of the Lots referenced and identified on the first page of this Declaration, together with such right of way for roads, easements, Common Area or other property identified on the plat or plats set forth on Exhibit A hereof, and together with such additional property as is subjected to this Declaration in accordance with Article 7 hereof.

1.23 "Public Records": The Office of the Clerk of the Superior Court of Baldwin County, Georgia.

1.24 "Special Assessment": Assessments defined and established in accordance with Section 10.3.

1.25 "Specific Assessment": Assessments defined and established in accordance with Section 10.4.

1.26 "Supplemental Declaration": An instrument filed in the Public Records which subjects additional property to this Declaration and/or additional restrictions and obligations on the land described in such instrument.

1.27 "Wetland and Stream Covenants": Declaration of Covenants and Restrictions filed on January 27, 2006 in Deed Book 808, Pages 522-537, Office of the Clerk of the Baldwin County Superior Court.

Article II
USE RESTRICTIONS AND RULES

2.1 *General.* This Article sets out certain use restrictions which must be complied with by all Owners and occupants of any Lot. The Association may, from time to time, adopt such rules and regulations applicable to the Lots which shall be distributed to all Owners and occupants thereof prior to the date that they are to become effective and shall thereafter be binding upon all Owners and occupants until and unless they are overruled, canceled or modified in a regular or special meeting by a majority of the Owners entitled to vote thereon.

2.2 *Residential Use, Business and Trade, Model Homes and Sales Office.*

A. The Property governed by this Declaration shall be used only for single family residential and recreational purposes. No multi-family or apartment type of use, nor any business, trade, commercial activity, sales office or other business shall be operated or maintained on any Lot, provided, however, that it is expressly permissible for an Owner to conduct business activities within his residence on the Lot 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 structure; (ii) the business activity conforms to all zoning requirements; (iii) the business activity does not involve regular visitation of the Lot by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the Property; and (iv) the business activity is consistent with the residential character of the Property and does not

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constitute a nuisance, hazardous or offensive use, or threaten the security or safety of other residents of the Property, as may be determined in the sole discretion of the Board.

B. The terms "business", "trade" and "commercial activity", 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.

C. Until all Lots have been sold, Declarant reserves for itself and its designees and assigns, the right to construct and maintain model homes, sales offices, business offices, construction offices, storage areas and construction yards on any Lot or other portion of the Property, all in the sole discretion of Declarant.

2.3 *Construction Commencement and Completion Requirements.*

A. Before any house or other structure may be occupied as a residence, it must be completed and finished on the exterior; the entire yard must have suitable ground cover; and the driveway must have all weather service, i.e., concrete or asphalt surface. In no event shall the construction of any residence from ground breaking to completion of the exterior extend beyond twelve (12) months from the date construction is begun.

B. No house trailer or mobile home, or any such similar structure homes shall be permitted on any Lot or Dwelling Unit at any time except that a bona fide contractor actively engaged in the construction of a dwelling on a Lot shall be entitled to have a "construction storage trailer" for the purpose of storing tools and materials. This right shall continue only during the active construction period of the residence on the Lot.

C. No lumber, brick, stone, cinder block, concrete or any other building materials, scaffolding, mechanical devices or any other thing used for building purposes shall be stored on any Lot or Dwelling Unit except for the purposes of construction on such Lot or Dwelling Unit and shall not be stored on such Lot or Dwelling Unit for longer than the length of time reasonably necessary for the construction in which the same is to be used.

D. Clearing and Construction on Lots bordering Lake Sinclair. No mechanical clearing will be allowed within twenty five (25) feet of the shoreline of Lake Sinclair. Hand clearing activity or tree removal in that area shall be permitted only by permit issued from the Georgia Power Company Land Management Office located at 125 Wallace Dam Road, Eatonton, Georgia 31024. Any construction activities for docks, seawalls, boathouses or other improvements must also be under permit from the same office.

2.4 *Setback Requirements.* No structure, including any residence or outbuilding constructed or placed on a Lot, shall be located nearer any lot line as indicated by the setback lines or easement lines set forth on the recorded surveys of the Property referred to in Exhibit A

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or in any Supplemental Declaration, or as required by the Baldwin County Land Use in effect on the date such structure is placed on a lot, whichever distance is greater.

For the purposes of this section, eaves, steps and open porches not covered by roof structures shall not be considered as a violation of the setback distances contained herein. For good cause shown and upon a prior written request therefor, the Architectural Review Board shall have the right, but not the obligation, to vary any setback set forth herein or on any recorded survey if the Architectural Review Board renders a written opinion that such variance would have no substantial adverse impact on the value of any adjoining Lot. All requests for a variance of these setback requirements shall be submitted in writing to the Architectural Review Board in accordance with the provisions set forth in Article III of this Declaration.

2.5 *Structures.*

A. No temporary house, shack or tent shall be erected on any portion of the Property or Lots nor shall any type of recreational vehicle used for residential purposes be located thereon unless in complete compliance with this Declaration, the By Laws and Rules. No lot shall be used for a church, school, kindergarten or child care purposes. All structures erected or placed on any lot shall contain (a) not less than one thousand six hundred (1600) square feet of enclosed, heated and cooled living space, and (b) any split level or two story house must contain not less than one thousand eight hundred (1800) square feet of enclosed, heated and cooled living space, one thousand (1000) square feet of which must be located on the first living floor. All structures must be completely built and constructed on the premises in accordance with all the provisions of this Declaration and as particularly set forth in Article III hereof.

B. Any accessory or out building located or constructed on a Lot shall be designed and constructed of wood or HardiPlank lap siding or materials which are compatible with the main structure on the Lot.

C. Any retaining wall or similar structure placed on a Lot shall not rise above the finished grade elevation of the earth embankment so retained, reinforced or stabilized. The exposed part of said retaining wall or similar structure shall be made of brick, natural stone or such other material which has been veneered with brick or natural stone.

2.6 *Reduction in Size or Subdivision of Lots.* No Lot or any portion of the Property governed by this Declaration shall be reduced in size or subdivided, provided however that adjacent Lot Owners shall have the right to mutually agree to modify the boundary lines of their Lots in order to correct the ownership of their land in the event of encroachment of one Lot Owner onto another, and provided, however, that for such period of time that the Declarant owns any portion of the Property, the Declarant shall have the unrestricted right to change any lot lines if deemed necessary by the Declarant.

2.7 *Signs.* No sign of any kind shall be erected or placed on any Lot without the prior written consent of the Association except:

A. such signs as may be required by legal proceedings;

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B. not more than one professional security sign of such size as deemed reasonable the Association in its sole discretion; and

C. not more than one sign advertising the Lot for sale, said sign to of such size as deemed reasonable the Association in its sole discretion.

D. Unless in compliance with this Section, no signs shall be posted or erected by any person or entity within any portion of the Property or Lots governed by this Declaration, including any Common Area, Lot or upon or within any structure or dwelling located thereon if such sign would be visible from the exterior of such structure or dwelling as determined in the Association's sole discretion, or within any easement area benefiting any portion of the Property. The Association reserves the right to restrict the size, color, letter and placement of all signs. Any violation of this provision shall be subject to a penalty of \$100.00 per day for each day during which such violation exists and the Association shall have the right to assess said charges against the Lot and Owner and collect same as a Specific Assessment.

2.8 *Lot Grounds and Premises.* The grounds and premises of each Lot (whether vacant or occupied) shall be maintained in a neat and attractive condition. Upon the failure of any Owner to maintain his Lot (whether vacant or occupied) in a neat and attractive condition, the Association may, after ten (10) days written notice to the Owner, enter upon such Lot and have the grass, bushes, trees, and other vegetation cut when and as often as the same may be necessary in the sole discretion and judgment of the Association and may have dead trees, shrubs and other unsightly plants and vegetation removed therefrom. All costs of said activity, together with such interest thereon as set by the Board of the Association, may be assessed against the Lot and Owner and collected as a Specific Assessment.

2.9 *Storage Tanks.* No exposed above ground tanks will be permitted for the storage of fuel (except small gas grill propane tanks), water or any other substance.

2.10 *Fences.* No fence, wall or other structure shall be constructed, erected or placed upon any Lot unless the owner has obtained written approval thereof in advance from the Architectural Review Board.

2.11 *Animals and Pets.* No animals, livestock or poultry of any kind shall be permitted to be raised, bred, kept or permitted on any Lot, with the exception of the Owner's personal dogs, cats, or other usual and common household pets maintained and kept on the Lot in a reasonable number and manner as determined in the sole discretion of the Association so as to not endanger the health or disturb the owner or occupant of any Lot. No kennel, breeding facility or boarding of any animals shall be permitted on any Lot. All pets shall be reasonably controlled by the owner whenever outside the boundaries of the owner's Lot and shall be kept in such a manner as to not become a nuisance by barking or other noises or other actions. The owner of the pet shall be responsible for all of the pet's actions.

2.12 *Vehicles.* No vehicle shall be parked overnight on any street or Common Area located upon the Property governed by this Declaration. No stripped, partially wrecked or

junked motor vehicle or part thereof shall be permitted to be parked or kept on any street or Lot. No truck, excluding pickup trucks, shall be parked for storage overnight or longer on any Lot or upon any portion of the Property governed by this Declaration unless it is located completely inside a structure and cannot be visible from any other Lot, street, or Common Area located upon the Property.

2.13 *Occupants Bound.* All provisions of this Declaration and any rules and regulations adopted by the Association, use restrictions or Design Guidelines, governing the conduct of Owners and establishing sanctions against Owners and the Lots governed hereby shall also apply to all occupants of said property even though said occupants are not specifically mentioned herein. If a fine is first levied against an occupant and is not paid in a timely fashion, the fine may then be levied against the Owner.

2.14 *Nuisances.* It shall be the responsibility of each Owner and any occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on any Lot. No Lot shall be used for the storage of any property or thing that will cause the Lot to be in an unclean or untidy condition or that would be obnoxious to the eye; nor shall any substance, thing or material be kept which will emit foul or obnoxious odors or which will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity of the occupants of the surrounding property. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done tending to cause embarrassment, discomfort, annoyance or nuisance to any person within the Property. There shall not be maintained any plants or animals or device or thing 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 Property. Without limiting the generality of the foregoing, no horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes shall be located, installed or maintained upon the exterior of any Lot unless required by law.

2.15 *Oil/Mining or Other Drilling Operations.* No oil, natural gas, minerals or other substances shall be drilled, refined, quarried or mined by any means or method whatsoever upon or under any Lot or other Property covered by this Declaration and no derrick or structure designed for use in connection with drilling or boring for oil, natural gas or mining operations shall be erected, maintained or permitted on any Lot or other Property governed hereby.

2.16 *Antennas/Satellite Dishes.* All antennas, satellite dishes or other devices for the reception of radio, television, or short wave signals shall be located on any Lot so as to minimize visibility from any other Lot and from any street or lake and may be governed by rules and regulations regarding same adopted by the Association, provided, however, that no such device shall be larger than thirty six (36) inches in diameter.

2.17 *Garbage, Dumping, Burning.* All garbage cans or other containers shall be located or screened so as to be concealed from view of any other Lot or street and all rubbish, trash and garbage shall be regularly removed from each Lot and not be allowed to accumulate. There shall be no dumping of grass clippings, leaves or other debris, rubbish, trash or garbage, petroleum products, fertilizers or other potentially hazardous or toxic substances in any drainage ditch, stream, pond or lake within the Property and no outside burning of wood, leaves, trash,

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garbage or household refuse shall be permitted unless in accordance with rules and procedures therefor established by the Association.

2.18 *Guns.* The discharge of firearms on any Lot or the Property governed by this Declaration is prohibited. The term "firearms" includes, without limitation, "B-B" guns, pellet guns, and firearms of all types. The Association shall have no obligation to take action to prevent or stop such discharge.

2.19 *Mailboxes, Driveway Paving, Entrance Markers.* All Lots shall have paved driveways constructed of asphalt or concrete from the main road to the garage. No mailbox, driveway paving or entrance marker, gate or pier shall be placed on any Lot without prior written approval of the Architectural Review Board.

2.20 *Garages.* All dwelling units constructed on a Lot must have a garage. Carports are not allowed. For the purpose of these covenants, a garage is a fully enclosed structure with full height walls and doors and a carport is an open structure lacking full height walls and doors and is therefore not fully enclosed. All garages must have doors which close over the bays. Any garage that is not an integral part of the dwelling unit or attached to the dwelling unit via a covered walk must be located to the rear of the dwelling unit.

Article III ARCHITECTURAL STANDARDS

3.1 *General.* No structure shall be placed, erected or installed upon any Lot and no improvements shall be placed or constructed upon any Lot except in compliance with this Declaration. Any Owner may remodel, paint or redecorate the interior of any structure on his Lot without approval. However, modifications to the exterior of any structure on the Lot shall be made in compliance with the provisions of this Declaration. This Article shall not apply to improvements in the Common Area by or on behalf of the Association.

3.2 *Dwellings.* All dwellings and other structures erected on any Lot shall be designed and built in accordance with written plans and specifications which have been approved by a licensed architect or other qualified building designer and shall be constructed completely on the premises of any Lot.

3.3 *Architectural Review Board.* Responsibility for administration of the Design Guidelines and review of all applications for construction and modifications shall be handled by the Architectural Review Board created thereby (hereafter the "ARB"), the members of which 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 ARB. The ARB 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 reasonable costs incurred in connection with having the application reviewed by architects, landscape architects, engineers or similar professionals. The ARB shall consist of at least three (3), but not more than five (5), persons and shall have exclusive jurisdiction over all original construction and any modifications

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on any portion of the Property. Until one hundred percent (100%) of the Property has been developed and conveyed to Owners other than the Declarant or upon the Declarant's written notice to the Association and ARB of its resignation therefrom, the Declarant herewith retains the right to appoint all members of the ARB who shall serve at the Declarant's discretion. There shall be no surrender of this right prior to such time except by a written instrument in recordable form executed by the Declarant. Upon the expiration of such right, the Board of the Association shall appoint the members of the ARB who shall thereafter serve and may be removed in the Board's discretion.

3.4 *Design Guidelines.* The ARB shall prepare initial Design Guidelines for all structures located on any Lot in order to maintain a uniform and consistent appearance and quality of construction consistent with the Community-Wide Standard as evidenced by a majority of the residential structures and outbuildings then currently existing on the Property and Lots governed by this Declaration. The ARB shall adopt such Design Guidelines and thereafter have the 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 and the ARB is expressly authorized to amend the Design Guidelines to remove requirements previously imposed or otherwise to make the Design Guidelines less Protective. The ARB shall make the Design Guidelines available to Owners and Builders who seek to engage in the development or construction on Lots governed by this Declaration.

3.5 *Procedures.* No structure of any kind shall be erected, placed, constructed or altered, or be permitted to remain on the Property or any portion thereof or any Lot governed by this Declaration, nor shall any outbuilding be constructed or placed upon any Lot or any portion of the Property until building plans and the location of the structure have been approved in writing by the ARB. If the ARB fails to approve or disapprove such plans and specifications within thirty (30) days after same has been submitted in final form to the ARB, the ARB shall be deemed to have approved said plans and specifications. After final plans and specifications have been approved by the ARB, no changes may be made to said plans or specifications without the prior written consent of the ARB. All disturbed areas on the Lot, including without limitation the areas near the foundation and the septic tank and drain field, shall be seeded for grass, shrubbery, or other ornamental planted materials and covered with straw or other material to prevent erosion. The land adjacent to the foundation shall be graded and backfilled to the foundation with a slope of not less than 1 inch of height for each 1 foot of lateral distance from the foundation to the existing grade of the Lot. Landscaping materials consisting primarily of plants and shrubs must be planted adjacent to the front of the foundation of said structure. Non-paved driveway access to structures on any Lot shall be permitted, but all crossings of drainage swails or ditches located on any road or right-of-way must be by an appropriately designed and engineered culvert, installed by the Owner of said Lot, as approved by the ARB, and accordance with the regulations of the governmental authority of Baldwin County, Georgia.

3.6 *No Waiver of Future Approvals.* Approval of proposals, plans and specifications for improvements to any Lot of modifications thereto shall not be deemed to constitute a waiver

of the right to withhold approval as to similar proposals, plans and specifications, drawings or other matter subsequently or additionally submitted for approval to the ARB.

3.7 *Variations.* The ARB may authorize variations from compliance with any of the Design Guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variations 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 ARB from denying a variance in other circumstance. 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.

3.8 *Limitation of Liability.* Review and approval of any application pursuant to this Article is made on the basis of aesthetic considerations only and the ARB shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction of modifications, nor for ensuring compliance with building codes and other governmental requirements. Neither the Association, the ARB or member thereof shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction or modifications to any Lot or structure thereon. In all such matters, the ARB, the Board and any member thereof shall be defended and indemnified by the Association as provided in this Declaration.

3.9 *Enforcement.*

A. Any structure or improvement placed or made in violation of this Declaration shall be deemed to be non-conforming. Upon written request from the ARB or the Board, the Owner shall at his own cost and expense, remove such structure or improvement from the Lot and/or Property governed by this Declaration and restore said Lot and/or Property to substantially the same condition as existed prior to the non-conforming work. Should an Owner fail to remove and restore as required, the Board or ARB shall have the right to enter upon the Lot or Property, remove the violation, and restore the Lot or 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 Lot and collected as a Specific Assessment.

B. Unless otherwise specified in writing, all approvals granted hereunder shall be conditioned upon completion of all elements of the approved work unless approval to modify any application has been submitted. In the event that any person or entity fails to commence and diligently pursue completion all approved work, the Board or the ARB shall be authorized after notice to the Owner and an opportunity to be heard with respect thereto, to enter upon the Lot and remove or complete any incomplete work and to assess all costs incurred in connection therewith against the Lot and the Owner as a Specific Assessment.

C. Neither the Association, the ARB nor the Board, any committee or member thereof, or their officers or directors, shall be held liable to any Person or entity for exercising the rights granted by this Article.

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D. In addition to the foregoing, the Association 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 Board or ARB with respect thereto.

Article IV
EASEMENTS

4.1 *Utilities.*

A. There are hereby reserved to the Declarant, and after Declarant no longer owns any Lots located on the Property, to the Association, easements ten (10) feet in width on the front, rear, and each side lot line of all Lots governed by this Declaration and an easement ten (10) feet in width adjacent to the right-of-way of all roads depicted on the above-referenced plats on the Property governed by this Declaration for the purpose of installing, constructing, monitoring, replacing, repairing, maintaining, operating and removing drainage lines, drainage ditches, storm sewers, sanitary sewers, water lines, cable television systems, electricity, security systems, and all other utilities including, but not limited to, water, sewer, telephone, and electricity and utility meters; and an easement for access thereto as necessary to exercise the easements described above, provided however, that all of said utilities are required to be located completely underground. There is herewith granted to any local water supplier, electric company, telephone company or cable television company an easement across the Property and across any Lot for ingress, egress, installation, reading, replacing, repairing and maintaining such utility lines, meters and boxes, as applicable.

B. There is herewith reserved for the benefit of the Association an easement and the right to cut or fill a 3 to 1 slope within the boundaries of all streets or roads on Property governed by this Declaration in order to maintain drainage therefrom. Drainage flow shall not be obstructed nor diverted from drainage ditches, storm sewers and/or utility easements designated herein or upon the above-referenced plats.

C. There is hereby reserved to the Declarant, so long as the Declarant owns any property described on Exhibit A of this Declaration or has the right to annex property pursuant to Section 7 hereof, the non-exclusive right and power to grant such specific easements as may be necessary, in the sole discretion of Declarant, in connection with the orderly development of any property described on Exhibit A or in any Supplemental Declaration.

D. Declarant reserves unto itself the right, in the exercise of its sole discretion, upon the request of any Person holding, or intending to hold, an interest in the Property, or at any other time, (i) to release all or any portion of the Property from the burden, effect, and encumbrance of any of the easements granted or reserved under this Section, or (ii) to define the limits of any such easements.

4.2 *Easement for Slope Control, Drainage and Waterway Maintenance.* The Declarant, for itself and the Association, and their respective representatives, successors and assigns, contractors and agents hereby establishes and reserves a permanent and perpetual non-

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exclusive easement appurtenant over, across, under, through and upon each Lot of the purposes of:

- A. controlling soil erosion, including grading and planting with vegetation any areas of the Lot which are or may be subject to soil erosion;
- B. drainage of natural or man-made water flow and water areas from any portion of the Property;
- C. changing, modifying or altering the natural flow of water, water courses or waterways on or adjacent to any Lot;
- D. dredging, enlarging, reducing or maintaining any water areas or waterways within the Property, and
- E. installing such pipes, lines, conduits or other equipment as may be necessary for slope control, drainage and waterway maintenance of any portion of the Property.

4.3 *Liability for Use of Easements.* No Owner shall have any claim or cause of action against the Declarant, its successors or assigns, or against the Association arising out of the exercise or non-exercise of any easement reserved hereunder or shown on any subdivision plat for the Property, except in cases of willful or wanton misconduct.

Article V
COMMON AREAS AND PROPERTY RIGHTS

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

- A. The provisions of the Declaration of Covenants and Restrictions recorded in Deed Book 808, pages 522-537, Baldwin County Superior Court, filed in connection with the issuance of a Permit from the U S Army Corps of Engineers;
- B. This Declaration and any other applicable covenants;
- C. Any restrictions or limitations contained in any deed conveying such property to the Association;
- D. The right of the Association, acting through the Board, to adopt, amend and repeal rules regulating the use and enjoyment of the Common Area, including rules limiting the number of guests who may use the Common Area;
- E. The right of the Association, acting through the Board, to suspend the right of an Owner to use recreation facilities within the Common area (i) for any period during which any charge against such Owner's Lot 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 continuing violation of

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the Declaration, the By-Laws or rules of the Association, after notice and a hearing pursuant to the By-Laws;

F. 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;

G. Any Owner may extend his 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 Lot or the dwelling thereon shall be deemed to have assigned all such rights to the lessee of such property or dwelling.

5.3 *Actions Requiring Home Owner Approval.* If either the U.S. Department of Housing and Urban Development ("HUD") or the U.S. Department of Veterans Affairs ("VA") is insuring or guaranteeing the Mortgage on any Lot, then so long as such actions are required by HUD or VA to be approved, the following actions shall require the prior approval of Members representing no less than two-thirds (2/3) of the total votes in the Association and the consent of Declarant, if Declarant owns property described on Exhibit A: merger, consolidation or dissolution of the Association; annexation of additional property other than that described in Exhibit A; and dedication, conveyance or mortgaging of Common Area unless required by county ordinance for conservation use qualification. Notwithstanding anything to the contrary in 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 membership approval.

Article VI

HOME OWNER'S ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

6.1 *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 Property as the Board or the membership may adopt. 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 and shall maintain the open space in the Area of Common Responsibility in accordance with the published and adopted requirements of Baldwin County, Georgia.

6.2 *Mandatory Membership.* Every Owner shall be a Member of the Association. There shall be only one membership per Lot. If a Lot 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 6.3B 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.

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6.3 *Voting.*

A. Each Member shall have one equal vote for each Lot owned, provided, there shall be only one vote per lot. Notwithstanding the above, the Owner of two contiguous Lots, as shown on the survey of the Property as identified on Exhibit A, or as may be amended in the future by the Declarant, on which one residential dwelling is constructed which crosses the boundary line separating the Lots, shall have only one vote for said Lots, and shall pay assessments based on the ownership of one Lot.

B. *Exercise of Voting Rights.* Except as otherwise specified in this Declaration or the By-Laws, each Lot shall be entitled to one vote, provided however that no vote shall be exercised on behalf of any Lot if any assessment for said Lot is delinquent. In the event a Lot is owned by more than one Person or by an entity, the vote for said Lot 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. Absence such advice, the Lot's vote shall be suspended if more than one Person seeks to exercise it.

Article VII
ANNEXATION AND WITHDRAWAL OF PROPERTY

7.1 *Annexation Without Approval of Membership.*

A. Until all Lots described on Exhibit A have been sold by the Declarant or 30 years after the recording of this Declaration in the Public Records, whichever is earlier, Declarant may from time to time unilaterally subject more property to the provisions of this Declaration. 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 on Exhibit A and such transfer is memorialized in a written, recorded instrument executed by Declarant.

B. 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 any Owner, but shall require the consent of the owner of such additional property, if other than Declarant. Any such annexation shall be effective upon the filing for record of such Supplemental Declaration unless otherwise provided therein.

C. Nothing in this Declaration shall be construed to require the Declarant or any successor to annex or develop any additional property whatsoever.

7.2 *Annexation With Approval of Membership.*

A. The Association may annex any real property to the provisions of this Declaration with the consent of the owner of such property upon the affirmative vote of a majority of the Owners at a meeting duly called for such purpose, and the consent of the

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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.

B. 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 Secretary of the Association, 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 Section 7.1 for the purpose of removing any portion of the Property from coverage of this Declaration. Such amendment shall not require the consent of any Person other than the Owner of the property to be withdrawn, if not the Declarant. If the property is Common Area, the Association and, if appropriate, the County shall consent to such withdrawal.

7.4 *Additional Covenants and Easements.* The Declarant may unilaterally subject any portion of the Property to additional covenants and easements, including covenants obligating the Association to maintain and insure such property on behalf of the Owners. Such additional covenants and easements shall be set forth in a Supplemental Declaration filed either concurrent with or after the annexation of the subject property, and shall require the written consent of the owner of such property, if other than 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 Lots described on Exhibit A, or has the right to annex property pursuant to Section 7.1.

Article VIII
RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

8.1 *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 Areas), 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, the cost of which shall be a Common Expense.

8.2 *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. The Declarant and its designees may convey to the Association

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improved or unimproved real estate, or interests in real estate, located within the Property described in Exhibit A, personal property and leasehold and other property interests. Such property shall be accepted by the Association so long as the improvements located on such property, if any, conform with all applicable county standards, as such standards were in effect at the time such improvements were constructed. Such property shall thereafter 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. Upon written request of the Declarant, the Association shall reconvey to the Declarant any unimproved portions of the Property originally conveyed by the Declarant to the Association for no consideration, to the extent conveyed by the Declarant in error or needed by the Declarant to make adjustments in property lines.

8.3 *Enforcement.*

A. The Association may impose sanctions for violations of this Declaration, the By-Laws, or Association rules in accordance with procedures set forth in the By-Laws, including reasonable monetary fines and suspension of the rights to vote and/or to use any recreational or other facilities within the Common Area. In addition, in accordance with the By-Laws, the Association may exercise self-help to cure violations and may suspend any services it provides to the Lot 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.

B. The Association shall not be obligated to take action to enforce any covenant, restriction or rule 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.

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

8.4 *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 this Declaration, the By-Laws, the Articles, or by law, all rights and powers of the Association may be exercised by the Board without a vote of the membership.

8.5 *Indemnification.*

A. The Association shall indemnify every officer, director and committee member against all damages and expenses, including attorney's fees, reasonably incurred in

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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, the Articles of Incorporation and Georgia law.

B. 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 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.

8.6 *Security.* The Association may, but shall not be obligated to, maintain or support certain activities within the Property designed to make the Property or roads safer than they otherwise might be. The Association shall not be considered to be an insurer or guarantor of security within the Property or upon the roads nor shall it 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 Property, 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 it tenants and all other occupants of its Lot that the Association and its Board of Directors are not insurers and that each such Person using the Property assumes all risks of personal injury and loss or damage to property, including the Lots and any improvement or personal property located on the Lots, resulting from acts of third parties.

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Article IX
MAINTENANCE

9.1 *Association's Responsibility.*

A. The Association shall have the right, but not the obligation, to maintain and keep in good repair the Area of Common Responsibility, which may include, but need not be limited to:

- i. Common area;
- ii. All landscaping, structures and improvements, including sidewalks, bike and pedestrian pathways/trails situated upon the Common Area;
- iii. All landscaping, pedestrian pathways/trails, sidewalks, structures and improvements within public rights-of-way within or abutting the Property as deemed necessary in the discretion of the Board;
- iv. Such portions of any additional property included within the Area of Common Responsibility as may be dictated by this Declaration, any Supplemental Declaration, or any contract or agreement for maintenance thereof entered into by the Association; and
- v. Other property which it does not own, including without limitation, property dedicated to the public or provide maintenance or services related to such property over and above the level being provided by the property owner, if the Board determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard.

B. The Association may maintain 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. Such property and facilities shall remain a part of the Area of Common responsibility and be maintained by the Association until such time as the Declarant revokes such privilege of use and enjoyment by written notice to the Association.

C. There are hereby reserved to the Association easements over the Property as necessary to enable the Association to fulfill such responsibilities.

D. 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 Lots as part of the General Assessment, without prejudice to the right of the Association to seek reimbursement from the Owner 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 thereof.

9.2 *Owner's Responsibility.* Each Owner shall maintain his Lot and all structures and other improvements thereon in a manner consistent with the Community-Wide Standard and

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all applicable covenants. In addition to any other enforcement rights, if an Owners fails properly to perform his maintenance responsibility, the Association may perform such maintenance responsibilities and assess all costs incurred by the Association against the Lot and the Owner in accordance with Section 10.4. The Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry, except where entry is required due to an emergency situation.

Article X
ASSESSMENTS

10.1 *Creation of Assessments.*

A. There are hereby created assessments for Association expenses as the Board may specifically authorize from time to time. Each Owner by accepting a deed or entering into a contract for the sale of any portion of the Property is deemed to covenant and agree to pay these assessments.

B. All assessments, together with interest at a rate to be set by the Board (subject to the maximum interest rate limitations of Georgia law), late charges in such amount as the Board may establish by resolution, costs and reasonable attorney's fees, shall be a charge and a continuing lien upon each Lot against which the assessment is made until paid, as more particularly described in Section 10.5. Each such assessment, together with interest, late charges, costs and reasonable attorney's fees shall also be the personal obligation of the Person who was the Owner of such lot at the time the assessment arose. Upon transfer of title to a Lot, the grantee and grantor 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 Lot by exercising the remedies provided in its Mortgage shall be liable for unpaid assessments which accrued prior to such acquisition of title.

C. The Association shall, upon request, furnish to 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.

D. Assessments shall be paid in such manner and on such dates as the Board may establish. The Board may require advance payments of assessments at closing of the transfer of title to a Lot and impose special requirements for Owners with a history of delinquent payment. If the Board so elects, assessments may be paid in two or more installments. Unless the Board otherwise provides, the General Assessment shall be due and payable on the first day of each calendar year. If any Owner is delinquent in paying any assessments or other charge levied on his Lot, the Board may require any unpaid installments of all outstanding assessments to be paid in full immediately. Any assessment or installment thereof shall be considered delinquent on the 15th day following the due date unless otherwise specified by Board resolution.

E. No Owner may exempt himself from liability for assessments by non-use of the Common Area, abandonment of his Lot, 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 such function required of it, or for inconvenience or discomfort arising from the making of repairs or improvements, or from any other action it takes.

F. 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 other entities for payment of Common Expenses.

10.2 *Computation of General Assessment.*

A. At least 30 days before the beginning of each calendar year, the Board shall prepare a budget of the estimated Common Expenses for the next calendar year, including a capital contribution to establish a reserve fund in accordance with a budget separately prepared.

B. The assessment rate shall be set at a level which is reasonably expected to produce a 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 any surplus from prior years. The assessment rate shall be equal for every Lot, subject to the provisions of Section 6.3 of this Declaration.

C. The Board shall send a copy of the budget and notice of the amount of the General Assessment for the following calendar year to each Owner at least fifteen (15) days prior to the beginning of the calendar year for which it is to be effective. Until after the Declarant has sold all of the Lots or after the Declarant has relinquished control of the Association in writing, whichever first occurs, the Declarant shall have the sole right to establish the budget and the assessment and such budget and assessment shall become effective and there shall be no obligation to call a meeting of the Association or of the Board for the purpose of considering the budget.

D. After the Declarant no longer controls the Association, a meeting of the members of the Association shall be required to adopt a budget and assessment for each calendar year and assessments pursuant to any proposed budget shall not become effective until after such meeting is held and the new budget approved, by majority vote of the members present or by proxy at a general or special meeting of the members, provided that such assessments shall be retroactive to the original effective date stated in the budget when the budget is approved. If the proposed budget is disapproved or the Board fails for any reason to determine the budget for any year, then until such time as a budget is determined, the budget in effect for the immediately preceding year shall continue for the next year. The Board shall send a copy of the budget to each Owner at least fifteen (15) days prior to its becoming effective. The budget shall become effective unless disapproved in accordance with the above procedure.

E. General Assessments are due and payable on the first day of the calendar year or such other date as established by the Board of Directors of the Association. Liability for payment of the first General Assessment shall accrue on the date of the transfer of a Lot with a certificate of occupancy to a Person for residential use and shall be prorated on a daily basis according to the number of days remaining in the calendar year (365 days) of purchase. Payment of the General Assessment shall be delinquent thirty (30) days after the billing date or due date, whichever is later.

10.3 *Special Assessments.* In addition to other authorized assessments, the Association, by majority vote of the members present or by proxy at a general or special meeting of the members, may levy Special Assessments from time to time to cover unbudgeted expenses or expenses in excess of those budgeted. Any such Special Assessments shall be levied against the entire membership comprising all of the Lots governed by this Declaration. 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 calendar year in which the Special Assessment is approved.

10.4 *Specific Assessments.* The Association, by and through its Board, shall have the power levy Specific Assessments against a particular Lot to cover the cost incurred in bringing the Lot into compliance with the terms of this Declaration, the By-Laws or rules, or for such costs incurred as a consequence of the conduct of the Owner or occupants of the Lot, their agents, contractors, employees, licensees, invitees, or guests; provided, the Board shall give the Owner prior written notice and an opportunity for a hearing in accordance with the By-Laws before levying any Specific Assessment under this section.

10.5 *Lien for Assessments.*

A. The Association shall have a lien against each Lot to secure payment of delinquent General Assessments, Special Assessments and Specific Assessments, as well as interest, late charges (subject to the limitations of Georgia law), and all costs of collection (including attorney's 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 for value. Such lien, when delinquent, may be enforced by suit, judgment and judicial or nonjudicial foreclosure.

B. The Association may bid for the Lot, at the foreclosure sale and acquire, hold, lease, mortgage, and convey the Lot. While a Lot is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be levied upon it; and (c) each other Lot shall be charged, in addition to its usual assessment, its pro rata share of the assessment that would have been charged such Lot had it not be 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.

C. The sale or transfer of any Lot shall not affect the assessment lien or relieve such Lot from the lien for any subsequent assessments. However, the sale or transfer of

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any Lot 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 Lot who obtains title pursuant to foreclosure of the Mortgage shall not be personally liable for assessment on such Lot due prior to such acquisition of title.

10.6 *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 and Equestrian Assessments, if applicable, 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.

10.7 *Exempt Property.* The following property shall be exempt from payment of General Assessments, Special Assessments and Specific Assessments:

- A. All Common Areas included in the Area of Common Responsibility; and
- B. Any property dedicated to and accepted by any governmental authority or public utility.
- C. Any property titled in the name of the Association.

Article XI
MORTGAGEE PROVISIONS

All covenants and other provisions herein shall be deemed to be subject to and subordinate to all mortgages and deeds to secure debt now or hereafter executed and recorded upon any Lot or portion of the Property governed by this Declaration and nothing contained herein shall be construed as giving any Owner or other party priority over any mortgage or deeds to secure debt or cause any diminution to such Owner of insurance proceeds or condemnation awards for losses to or taking of any of said Property; provided, however, that if any Lot or other Property governed by this Declaration is sold by or under foreclosure of any mortgage or foreclosure provisions of any deed to secure debt, any purchaser at such sale and his successors and assigns shall hold such Lot or other Property so purchased subject to all of the covenants and provisions of this Declaration.

Article XII
GENERAL PROVISIONS

12.1 *Duration.*

A. Unless otherwise limited by Georgia law, this Declaration shall have perpetual duration. If Georgia law hereafter limits the period during which covenants may run with the land, then, unless terminated as provided herein or, if such termination method is not consistent with Georgia law, in such other manner as required by Georgia law, this Declaration shall automatically be extended at the expiration of such period for successive periods of 20

years each. 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.

B. Unless otherwise provided by Georgia law, this Declaration may be terminated within the first 20 years after the date of recording by an instrument signed by the Owners of at least 90% of the total Lots within the Property, which instrument must be recorded in the Public Records; provided that, regardless of the provisions of Georgia law, this Declaration may not be terminated without the prior consent of the Declarant if the Declarant owns any portion of the Property. After 20 years from the date of recording, this declaration may be terminated only by an instrument signed by the Owners owning at least 75% of the Lots and constituting at least 75% of the total number of Owners and by the Declarant, if the Declarant owns any portion of the Property, and the instrument must comply with the requirements of O.C.G.A. § 44-5-60(d) and be recorded in the Public Records. Nothing in the Section shall be construed to permit termination of any easement created in this Declaration without the consent of the holder of such easement.

12.2 *Amendment.* For such period of time as the Declarant shall own any of the Property, this Declaration shall not be amended without the prior written consent of the Declarant, and during said period of time the Declarant shall have the unrestricted right to amend this Declaration solely in its discretion without the involvement of the Owners of any Lots or the members of the Association. Thereafter, this Declaration may be amended only by the affirmative vote or written consent or any combination thereof of 75% of the record title holders of the Lots governed hereby, and no such amendment shall permit membership in the Association to be optional, it being the intent and requirement of this Declaration that all Owners governed by this Declaration shall be required to be members of the Association and subject to all rules, regulations and procedures adopted thereby.

12.3 *Validity and Effective Date.* This Declaration and any amendment thereto shall become effective upon the date same is filed for record in the Public Records. Any procedural challenge to an amendment must be made within six month 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.

12.4 *Notices.* Any notice specified in this Declaration shall be deemed to be given upon personal delivery to the recipient thereof or upon deposit in the United States Mail, postage prepaid, to the Association at the address of its registered agent and to any Owner or Occupant of any Lot when addressed to the address listed for said Owner on the local County tax records, the applicable telephone directory, or such other address as said Owner or Occupant shall provide to the Association from time to time in accordance with this section of the Declaration.

12.5 *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.

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12.6 *Compliance.* Every Owner and occupant of any Lot shall comply with the provisions of this Declaration and the rules and regulations adopted by the Association. Failure to comply shall be grounds for an action by the Association, or in a proper case, by any aggrieved Owner 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.

12.7 *Zoning Regulations and Other Governmental Orders.* Every Lot and the Property governed by this Declaration shall also be subject to and governed by all zoning ordinances and other governmental regulations of the local county and the State of Georgia, and in the event of any conflict between the provisions of this Declaration and such zoning regulations and other laws of the local county and state, the more Protective provisions shall apply and control.

IN WITNESS WHEREOF, this Declaration of Protective Covenants has been executed by the duly elected and authorized officers of Weyerhaeuser Real Estate Development Company on the date and year first above written.

Signed, sealed and delivered in the presence of:

WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY

Witness
[Signature]
Cindy A. Baldwin
Notary Public

By: *[Signature]*
James D. Bowling, Vice President

Attest: *[Signature]*
Taylor H. Downey, Asst. Secretary



R# 125429

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EXHIBIT A
Legal Description of the Property

All that tract or parcel of land lying and being in Land Lots 79 and 80 of the 2ND Land District, 318th G.M.D., Baldwin County, Georgia, containing 87.87 acres, more or less, as more particularly described on a plat of survey entitled "Still Waters Subdivision" dated March 23, 2006, recorded in Plat Book 31, Pages 17-23 (Plat Cabinet , Slide), Office of the Clerk of the Baldwin County Superior Court, said survey being incorporated herein by reference thereto.

Randy Deal



Doc ID: 0003260002 Type: GLR
Filed: 04/09/2007 at 01:59:44 PM
Fee Amt: \$0.00 Page 1 of 2
Baldwin, Ga. Clerk Superior Court
Rosemary Phillips clerk of courts
BK 883 PG 204-205

FILED & RECORDED
CLERK, SUPERIOR COURT
BALDWIN COUNTY, GA

2007 APR -9 PM 1:59

By *Batma Dey*
ROSEMARY PHILLIPS, CLERK
Deputy

RETURN TO: Winkler & DuBose LLC, 285 North Main Street, P.O. Box 192, Madison, Georgia 30650

STATE OF GEORGIA
COUNTY OF BALDWIN

CROSS REFERENCE TO:
Deed Book 820, Pages 331-356

**ASSIGNMENT BY DECLARANT
WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY
TO
SINCLAIR DEVELOPMENT, LLC**

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, Weyerhaeuser Real Estate Development Company herewith assigns, transfers and conveys unto Sinclair Development, LLC all of its right, title and interest as Declarant set forth and established by the Declaration of Protective Covenants for Still Waters Subdivision, recorded in Deed Book 820, Pages 331-356, Office of the Clerk of the Baldwin County Superior Court.

As established by the signatures set forth below, Sinclair Development, LLC accepts the rights and responsibilities of the Declarant as set forth therein.

IN WITNESS WHEREOF, the parties have hereunto executed this instrument by and through their duly authorized representatives on this 30th day of March, 2007.

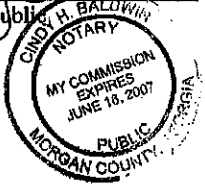
Signed, sealed and delivered
in the presence of:

[Signature]

Witness

[Signature]

Notary Public



**DECLARANT:
WEYERHAEUSER REAL ESTATE
DEVELOPMENT COMPANY**

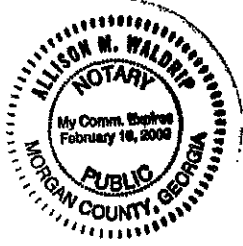
By: *[Signature]*
James D. Bowling, Vice President

Attest: *[Signature]*
Linda H. Johnson, Assistant Secretary

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



ASSIGNEE:
SINCLAIR DEVELOPMENT, LLC

By: [Signature]
Thomas Z. Calhoun, Member

Attest: [Signature]
Kenny O. Evans, Member

R# 136311

SUPPLEMENTAL AMENDMENT
TO THE
DECLARATION OF PROTECTIVE COVENANTS
FOR
STILL WATERS AT LAKE SINCLAIR

BY *Rosemary Phillips*
ROSEMARY PHILLIPS, CLERK
Deputy Clerk

This Supplemental Amendment to the Declaration of Protective Covenants for Still Waters at Lake Sinclair is made this 29 day of October 2008, by Sinclair Development of Baldwin County, LLC (hereinafter referred to as "Declarant").

Declarant, pursuant to Article XII, General Provisions, Section 12.2, does hereby modify, change, and amend the covenants for Still Waters at Lake Sinclair, recorded in Deed Book 820, Page 331-356, Baldwin County Superior Court Clerk's records, as follows:

Article II, Use Restrictions and Rules, Section 2.4 Setback Requirements is hereby amended to state that no structure shall be built within twenty (20) feet from either side of the specified lot line and no closer than seventy-five (75) feet of the specified shore line.

Article II, Use Restrictions and Rules, Section 2.5 Structures (A.) is hereby amended to state that all structures erected or placed on any lot shall contain not less than Twenty five hundred (2500) square feet of enclosed, heated and cooled living space.

The aforementioned amendments to the subject covenants are the minimum standards for the subject subdivision and cannot be changed or modified without 100% of current homeowners voting to modify same.

IN WITNESS WHEREOF, this Supplemental Amendment to the Declaration of Protective Covenants for Still Waters at Lake Sinclair has been executed by the Declarant on the date and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]

Witness

[Signature]
Notary Public



Sinclair Development of
Baldwin County, LLC

[Signature]

By: Thomas Z. Cathorn
MANAGING MEMBER

[Handwritten] 152043

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Filed: 11/04/2008 at 01:23:02 PM
Fee Amt: \$0.00 Page 1 of 1
Baldwin, Ga. Clerk Superior Court
Rosemary Phillips Clerk of Courts
BK **962** PG **362**

FILED & RECORDED
CLERK, SUPERIOR COURT
BALDWIN COUNTY, GA

2008 NOV -4 PM 1:23

BY: *Barbara Key*
ROSEMARY PHILLIPS, CLERK
Deputy Clerk

Return To: Century Bank & Trust
P.O. Box 768
Milledgeville, Ga. 31061

Renewal Loan Agreement

Georgia, Baldwin County.

The undersigned, having previously obtained a loan from Century Bank & Trust, Milledgeville, Georgia, as evidenced by a Deed to Secure Debt recorded in Deed Book 786, pages 303-305, Baldwin County Deed Records, which deed(s) to secure debt secure(s) any additional advances and obligations between parties, and the note secured by said deed to secure debt having been this day renewed by a note of even date herewith in the principle amount of ***One Hundred Three Thousand Five Hundred Twenty Six & 03/100 (\$103,526.03) repayable in 35 months, which final payment is due on the 1st day of October, 2011, and hereby agrees that said long term note is subject to all the terms and conditions set forth in said original documents.

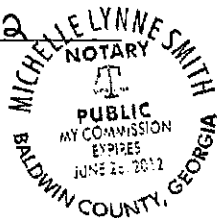
Borrower(s) agrees that if the above described property is sold lender may, at its option, accelerate the maturity date, the indebtedness secured hereby charge a transfer or assumption fee, and escalate the interest rate, all to the extent authorized by Georgia law at the time of such sale.

In witness whereof, I/We have here unto set my/our hand(s) and affixed my seal this the 31st day of October, 2008.

Otis Abrams
Otis Abrams

Signed, sealed and delivered
Michelle Lynne Smith
Michelle Lynne Smith
Notary Public

My commission expires: 6/26/12



152044