

UNION COUNTY, GEORGIA	
Filed	February 21st, 1989
at	1:30 P. M.
Recorded	February 21st, 1989
<i>Allen Conley</i> C.S.C.	

STATE OF GEORGIA
COUNTY OF UNION

RE: COOSA WALK SUBDIVISION

AMENDMENT TO RESERVATIONS AND RESTRICTIVE COVENANTS

Know All Men By These Presents:

That RANDOLPH C. WILLINGHAM is the Owner of:

All that tract or parcel of land in Land Lot 47 and 62, 10th District, 1st Section of Union County, Georgia, containing 78.5 acres and being Lots One (1) through Forty-Four (44) of Coosa Walk Subdivision as shown on a plat of survey by Lane S. Bishop & Associates dated April 28, 1988, recorded in Plat Book U, Page 94-96, Union County records, which description on said plat is incorporated herein by reference.

The Reservations and Restrictive Covenants hereinafter set out are to run with the land and shall be binding upon all parties and persons owning lots in Coosa Walk Subdivision or claiming under them.

If the owners of such lots or any of them or their heirs, successors or assigns shall violate any of the covenants hereinafter set out, it shall be lawful for any other person owning real property situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating any of such covenants and either to prevent him from so doing or to recover damages for such violations, or both.

Invalidation of any of these covenants by judgment or otherwise shall in no wise affect any of the other provisions which shall remain in full force and effect.

(1) The provisions of Paragraph Ten (10) of the Restrictions and Limitations dated September 14, 1988, recorded in Deed Book 164, Pages 28 through 33 Union County records, is hereby deleted and in lieu thereof said Paragraph Ten (10) shall read:

10. No house or any part thereof, including garages and porches shall be erected on Lots 1, 3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 41 and 42 closer than seventy-five (75) feet to the line bordering any subdivision road. No house or any part hereof, including porches and garages shall be erected on any of the other lots in Coosa Walk Subdivision closer than fifty (50) feet to the line bordering any subdivision road. No house or any part thereof, including garages and porches shall be erected on any lot closer than twenty (20) feet to either side lot line. Where two or more lots are required as a building side the side lot lines shall refer only to the lot lines bordering the adjoining property owners.

Except as amended herein the provisions of Paragraph One (1) through Paragraph Twenty-Two (22) inclusive as set out in Deed Book 164, Pages 28 through 33, are hereby incorporated by reference as if the same were set out in full.

IN WITNESS WHEREOF, the Owners hereby set their hands and affix their seals this 30 day of January, 1989.

John P. Luchett
Witness
John P. Luchett
Notary Public

SEAL AFFIXED
Notary Public, Cherokee County, Georgia
My Commission Expires Sept. 9, 1989

Randolph C. Willingham
Randolph C. Willingham
Owner and Developer

John Adair, Jr.
John Adair, Jr.
Ralph Beattie
Ralph Beattie
Ralph Beattie

972

STATE OF GEORGIA
COUNTY OF UNION.

RE: COOSA WALK SUBDIVISION

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The Reservations and Restrictive Covenants hereinafter set out are to run with the land and shall be binding upon all parties and persons owning lots in Coosa Walk Subdivision or claiming under them.

If the owners of such lots or any of them or their heirs, successors or assigns shall violate any of the covenants hereinafter set out, it shall be lawful for any other person owning real property situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating any of such covenants and either to prevent him from so doing or to recover damages for violations, or both.

Invalidation of any of these covenants by judgment or otherwise shall in no wise affect any of the other provisions which shall remain in full force and effect.

(1) The provisions of Paragraph Nineteen (19) of the Restrictions and Limitations dated September 14, 1988, recorded in Deed Book 164, Pages 28 through 33 Union County records, is hereby deleted and in lieu thereof said Paragraph Nineteen (19) shall read:

19. All electrical and other utility lines shall be placed underground and all water supply and sewage disposal facilities shall comply with the applicable governmental codes. No satellite dishes over 36 inches in diameter will be allowed on any lot.

Except as amended herein the provisions of Paragraph One (1) through Paragraph Twenty-Two (22) inclusive as set out in Deed Book 164, Pages 28 through 33, are hereby incorporated by reference as if the same were set out in full.

IN WITNESS WHEREOF, the owners hereby set their hands and affix their seals this 27 day of October, 1989.

Randolph C. Willingham
Randolph C. Willingham
Owner and Developer

Reynolds M. Fleming
Witness

Carol W. Stevens
Notary Public

SEAL AFFIXED
Notary Public, Cobb County, Georgia
My Commission Expires Feb. 2, 1993
William J. Brewer

Fay Jones Lanier
Fay Jones Lanier

David G. Cheek
David G. Cheek
Sharon Cheek

H. Milton H. Link
Trustee UDT 101575

Suzanne S. Link
Suzanne S. Link
Trustee UDT 101575

John A. Beatrice
John A. Beatrice

Ralph Beatrice
Ralph Beatrice

Charles E. Anderson
Charles E. Anderson

Diane J. Anderson
Diane J. Anderson

R. Claiborne Willingham, Jr.
R. Claiborne Willingham, Jr.

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RE: COOSA WALK SUBDIVISION

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KNOW ALL MEN BY THESE PRESENTS:

That RANDOLPH C. WILLINGHAM is the Owner of:

All that tract or parcel of land in Land Lots 47 and 62, 10th District, 1st Section of Union County, Georgia, containing 78.5 acres and being Lots One (1) through Forty-Four (44) of Coosa Walk Subdivision as shown on a plat of survey by Lane S. Bishop & Associates dated April 28, 1988, recorded in Plat Book U page 94-96 Union County records which description on said plat is hereby incorporated by reference and made a part hereof.

The Reservations and Restrictive Covenants hereinafter set out are to run with the land and shall be binding upon all parties and persons owning lots in Coosa Walk Subdivision or claiming under them.

If the owners of such lots or any of them or their heirs, successors or assigns shall violate any of the Covenants hereinafter set out, it shall be lawful for any other person owning real property situated in said Subdivision to prosecute any proceeding at law or in equity against the person or persons violating any of such Covenants and either to prevent him from so doing or to recover damages for such violations, or both.

Invalidation of any of these Covenants by judgment or otherwise shall in no wise affect any of the other provisions which shall remain in full force and effect.

(1) The provisions of Paragraph Ten (10) of the Restrictions and Limitations dated September 14, 1988, recorded in Deed Book 164 pages 28-33 Union County records, is hereby deleted and in lieu thereof, said Paragraph Ten (10) shall read:

10. No house or any part thereof, including garages and porches shall be erected on Lots 1, 3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 41 and 42 closer than seventy-five (75) feet to the line bordering any Subdivision road; and no house or any part thereof including garages and porches shall be erected on Lot 35 closer than thirty-five (35) feet to the line bordering Trillium Trail; and no other house or any part thereof, including garages and porches shall be erected on any of the other lots in Coosa Walk Subdivision closer than forty (40) feet to the line bordering any Subdivision road; and no house or any part thereof, including garages and porches shall be erected on any lot closer than twenty (20) feet to either side lot line. Where two or more lots are required as a building site the side lot lines shall refer only to the lot lines bordering the adjoining property owners.

Except as amended herein the provisions of Paragraphs One (1) through Twenty-Two (22) inclusive as set out in Deed Book 164 pages 28-33, and as amended in Deed Book 166 page 672 and further amended in Deed Book 172 page 804, Union County records, are hereby incorporated by reference as if the same were set out in full.

IN WITNESS WHEREOF, the Owners hereby set their hands and affix their seals this 29th day of July, 1994.

Book 22/
Page 135

EXHIBIT "A"

All that tract or parcel of land in Land Lot 47 and 62, 10th district, 1st Section of Union County, Georgia, containing 78.5 acres and being Lots One (1) through Forty-Four (44) of Coosa Walk Subdivision as shown on a plat of survey by Lane S. Bishop & Associates dated April 28, 1988, recorded in Plat Book U, Page 94-96, Union County records, which description on said plat is incorporated herein by reference.

UNION COUNTY, GEORGIA	
Filed	October 6th, 1988
at	3:45 P.M.
Recorded	October 6th, 1988
<i>Allen Conley</i>	C.S.C.