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THE LANCE LAW FIRM, PC
57 Sears Way
Blairsville, GA 30512

****Cross-reference with Covenants in Deed Book 591,
Pages 166-184, Union County, Georgia records.**

STATE OF GEORGIA
COUNTY OF UNION

**AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, PROPERTY
OWNERS ASSOCIATION AND LIMITATIONS RUNNING WITH THE LAND
FOR THIRTEEN HUNDRED SUBDIVISION**

The undersigned Declarant, by their presence hereby makes, declares and imposes upon the referenced parts of the property described, the following Amendment to Declaration of Covenants, Restrictions Property Owners Association And Limitations Running with the Land for Thirteen Hundred Subdivision, and by their signature below as allowed, provided for and pursuant to the Declaration section Duration and Amendment, which shall be and constitute running with the land and shall be binding under it, and each and all subsequent purchasers, their heirs, personal representatives, successors and assigns of said property or any part, parcel or portion thereof, described as follows:

All that tract or parcel of land lying and being in Land Lots 281, 282, 283, 294, 295 and 296, 9th District, 1st Section, Union County, Georgia, and being Lots 1-103, as shown on the Final Plat for Thirteen Hundred (1300), Phase 1, by Blue Ridge Mountain Surveying, Inc., RS No. 3007, dated 11/05/14 and being recorded in Plat Book 66, Pages 283-286, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 294, 9th District, 1st Section, Union County, Georgia and being Lot 103 (Tract A) containing 6.26 acres, more or less, and Tract B containing 0.25 acres, more or less, as shown on a survey for RD Acquisitions, LLC, by Blue Ridge Mountain Surveying, Inc. dated 11/08/14, and being recorded in Plat Book 66, Page 287, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 282, 9th District, 1st Section, Union County, Georgia, and being Lots 105-107 Thirteen Hundred (1300) Subdivision, as shown on the Survey for RD Acquisitions, LLC, by Blue Ridge Mountain Surveying, Inc., RS No. 3007, dated 11/20/14 and being recorded in Plat Book 66, Pages 294, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 283, 284, 293 and 294, 9th District, 1st Section, Union County, Georgia, and being Lots 99 & 104, Thirteen Hundred (1300) Subdivision, as shown on the Survey for RD Acquisitions, LLC, by Blue Ridge Mountain Surveying, Inc., RS No. 3007, dated 03/25/2015 and being recorded in Plat Book 67, Pages 105, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lots 282 and 283, 9th District, 1st Section, Union County, Georgia, and being Lots 108-140, as shown on the Final Plat for The Stables at Thirteen Hundred (1300), by Blue Ridge Mountain Surveying, Inc., RS No. 3007, dated 03/25/2015 and being recorded in Plat Book 68, Pages 38-40, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.

The undersigned Declarant agrees to amend the Restrictions as follows:

- (1) Article One Definitions of the Declaration of the Restrictions recorded in Deed Book 991, pages 166-182, Union County records, specifically the Article definition numbered and entitled 1.11 THE OVERLOOK shall be deleted in its entirety and said definitions shall read as follows:

1.11 THE OVERLOOK shall refer to Lots 1 through 36.

- (2) Article One Definitions shall be amended to include the addition of Article Definitions numbered and entitled 1.13 THE RIDGE and 1.14 THE STABLES, respectively and said Article Use Definitions shall read as follows:

1.13 THE RIDGE shall refer to Lots 54 through 98.

1.14 THE STABLES shall refer to Lots 99 through 199.

- (3) Article Three Use Restrictions shall be amended to include the addition of Article Use Restriction numbered and entitled 3.30 ALL-TERRAIN VEHICLES and said Article Use Restriction shall read as follows:

3.30 ALL-TERRAIN VEHICLES. All-terrain vehicles may be driven on the property if such vehicle is properly insured and so long as the use of such vehicle(s) does not disturb or disrupt the ambience of the community.

- (4) Article Four Building Requirements numbered and entitled 4.1 (a) Dwelling Size shall be deleted in its entirety and said 4.1 (a) Dwelling Size shall read as follows:

(a) Dwelling Size.

1. The minimum size home construction in The Overlook shall consist of no less than 2,200 square feet of heated floor space for single story dwellings. The square footage will exclude porches, garages and unfinished basements. The minimum footprint shall be no less than 1,600 square feet for multi-level structures, and shall not include garages, terraces or porches. Square footage measurements shall be taken from the outside exterior walls of dwellings. Each dwelling in The Overlook must have a minimum two (2) car attached or detached garage. Garage doors must be constructed of high quality materials and carriage doors are recommended. No front loading garages will be permitted without prior approval of the ARC. At no time shall a front

loading garage be permitted unless extreme topography warrants such a variance.

2. The minimum size home construction in The Ridge shall consist of no less than 1,800 square feet of heated floor space for single story dwellings. The square footage will exclude porches, garages and unfinished basements. The minimum footprint shall be no less than 1,400 square feet for multi-level structures, and shall not include garages, terraces or porches. Square footage measurements shall be taken from the outside exterior walls of dwellings.
3. The minimum size home construction in The Stables shall consist of no less than 1,600 square feet of heated floor space for single story dwellings. The square footage will exclude porches, garages and unfinished basements. The minimum footprint shall be no less than 1 square feet for multi-level structures, and shall not include garages, terraces or porches. Square footage measurements shall be taken from the outside exterior walls of dwellings.
4. Declarant reserves the right to provide variances to provisions stated above in Article 4.1 (a) (1), (2), and/or (3) as might be deemed necessary and allowable by law for up to five years from the date of these covenants provided Declarant still owns a Lot in this subdivision or until Declarant turns this authority over to the Association at an earlier time, at Declarant's sole discretion. Once Declarant turns this authority over to the Association, or otherwise no longer has the authority to grant a variance under this paragraph, the Association shall have the right to provide variances to this provision as might be deemed necessary and allowable by law.

Except as amended herein, all the provisions of the Declaration as set out in the aforementioned restrictions, and any amendments thereto, are hereby incorporated by reference as if the same were set out in full.

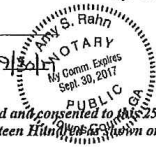
In witness whereof, the owners hereby set their hands and seals this, the 25th day of March, 2015.

RD ACQUISITIONS, LLC, Declarant

Lynne Stokkeland
Witness

S.R.
By: Scott Rye, Member

[Signature]
Notary Public
My Commission Expires: 9/30/2017



Accepted, approved and consented to this 25th day of March, 2015, as to Lots 108-140, being The Stables at Thirteen Hitts, as shown on Exhibit "A", incorporated herein by reference.

GA HOMESTEAD, LLC

S.R.
By: Scott Rye, Manager

Lynne Stokkeland
Witness

[Signature]
Notary Public



UNION COUNTY, GEORGIA
FILED & RECORDED April 15, 2015 AT 1:40 P.M.
RECORDED IN BOOK 1003 PAGE 562-564

Judy A. Odum
SUPERIOR COURT CLERK