

KATHY K. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 02120 Pg 0468-0470

* After Recording, return to:
JACKSON & HARDWICK, LLC
253 Main Street, Suite A
Loganville, GA 30052

Note: Cross-reference to Declaration
of Covenants, Conditions and Restrictions for
Center Hill Station recorded in Deed
Book 02013, pages 0381-0406, Walton County,
Georgia Records.

Index under: GRAYSON GROUP, INC.

**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CENTER HILL STATION**

THIS DECLARATION is made on the date hereinafter set forth by **GRAYSON GROUP, INC.** (hereinafter referred to as "Declarant").

WITNESSETH

WHEREAS, Declarant is the owner of certain real property lying and being in Land Lot 252 of the 4th Land District of Walton County, Georgia, being more particularly described as that parcel known as Center Hill Station subdivision and being recorded in Plat Book 93, Page 32, Walton County, Georgia Records, which Plat is incorporated herein and made a part hereof by reference.

WHEREAS, Declarant previously filed Declaration of Covenants, Conditions and Restrictions for Center Hill Station recorded at Deed Book 02013, pages 0381-0406, Walton County, Georgia Records;

WHEREAS, Article IX, Section 9.02 (a) of the Declaration permits the Declarant to unilaterally amend the Declaration so long as any such amendment does not adversely affect the title to any Owner's Lot;

NOW THEREFORE, pursuant to Article IX, Section 9.02 (a) of the Declaration, the Declaration is hereby amended in the following particulars, to wit:

1. ARTICLE 6: GENERAL COVENANTS AND RESTRICTIONS 6.13 "GARAGES" IS AMENDED AS FOLLOWS:

ALL GARAGES ARE TO BE ENCLOSED WITH DOORS. ALL GARAGES MUST BE NO LESS THAN TWO CARS IN SIZE. UNATTACHED GARAGES ARE PERMISSIBLE AS LONG AS SUCH GARAGE IS CONSTRUCTED IN THE SAME ARCHITECTURAL STYLE, WITH THE SAME COLORS AS THE DWELLING ON THE LOT. AN UNATTACHED GARAGE WHICH MEETS THE ABOVE CRITERIA MAY FACE THE FRONT OF THE LOT. FRONT ENTRY GARAGES ARE PERMITTED. ALL GARAGE DOORS MUST BE KEPT CLOSED UNLESS IN USE.

2. ARTICLE 6: GENERAL COVENANTS AND RESTRICTIONS 6.23 "SIDEWALKS" IS AMENDED AS FOLLOWS:

IT SHALL BE THE RESPONSIBILITY OF EACH OWNER OF A DWELLING ON A LOT TO CONSTRUCT ACROSS THE FRONT OF EACH LOT (ON ONE SIDE OF THE STREET) A SIDEWALK MATCHING THE TYPE SET-BACK, WIDTH, SLOPE, TERRAIN, ETC. OF THE SIDEWALK ON THE ADJOINING PROPERTY. ALL SIDEWALKS WILL BE APPROVED BY THE DECLARANT. OWNER OF THE CORNER LOTS, ON THE SIDE OF THE STREET WHERE SIDEWALKS ARE CONSTRUCTED, SHALL CONSTRUCT SIDEWALKS WITH THE ABOVE-LISTED REQUIREMENTS ACROSS BOTH THE FRONT AND SIDE OF THE LOT. ONCE THE SIDEWALKS HAVE BEEN CONSTRUCTED, THE MAINTENANCE OF THE SAME SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. SAID MAINTENANCE MAY BE INCLUDED IN THE YEARLY BUDGET OR BY SPECIAL ASSESSEMENT, AS DETERMINED BY THE BOARD OF DIRECTORS.

Except as modified by this First Amendment to the Declaration, all of the terms and provisions of the Declaration are hereby expressly ratified and confirmed, and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to the Declaration to be executed on this 20th day of December, 2004.

Signed, sealed and delivered
in the presence of:

Kelly Seal
WITNESS

[Signature]
NOTAR



SEAL AFFIXED

GRAYSON GROUP, INC.

By: *[Signature]*
Matt Sarrett, President

[CORPORATE SEAL]

SEAL AFFIXED

