

Chg/Ret:

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**AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTION AND EASEMENTS  
FOR THE SUBDIVISION KNOWN AS**

**SHERIDAN AT AUTUMN TRACE  
A Subdivision of EAGLE SPRINGS**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, made and published this 30 day of September, 2003, by **EAGLE SPRINGS, LLC**, a limited liability company organized and existing in accordance with the laws of the State of Georgia, hereinafter referred to as "Declarant".

WITNESSETH

WHEREAS, Declarant is the owner of certain real property located in Land Lots 96 and 97 of the Fifth Land District, Houston County, Georgia, which has been subdivided into individual lots, tracts or parcels which, together with the streets and other improvements have been designated as SHERIDAN AT AUTUMN TRACE a subdivision of EAGLE SPRINGS, (the "Subdivision"), and are delineated on those certain maps or plats or survey of said subdivision prepared by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139, dated December 10, 2001 and recorded in Map Book 58, Page 180, Clerk's Office, Houston Superior Court; and

WHEREAS, it is to the interest, benefit and advantage of the Declarant and to each and every person who shall hereafter purchase any lot in the subdivision that covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land; and

WHEREAS, certain covenants, conditions, restrictions and easements have heretofore been published and declared with respect to Sheridan at Autumn Trace, said covenants, conditions, restrictions and easements being dated February 25, 2002 of record in Deed Book 2023, Pages 16-45; and

WHEREAS, the Declarant is desirous of amending the aforesaid Covenants in certain particulars and to extend the applicability of said Covenants to include, in addition to the property described therein, the Subdivision developed for single-family residential purposes to be known and designated as SHERIDAN AT AUTUMN TRACE, Lots 28, 29 and 30.

NOW THEREFORE, for and in consideration of the premises and of the benefits to be derived by Declarant and his successors in title, and to each and every subsequent owner of any of the lots, tracts, or parcels hereinafter described, Declarant does hereby modify and amend the said Covenants, dated February 25, 2002, of record in Deed Book 2023, Pages 16-45; in the following particulars, to-wit:



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Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk

BK 2763 PG 340-341

1. Additional Property Subject to Covenants. The following described lots, tracts or parcels of land shall be, and the same hereby are made, subject to the terms, provisions and conditions set forth in said Covenants and said Covenants are hereby modified and amended so as to include the following described lots, tracts or parcels of land, to-wit:

All those tracts or parcels of land situate, lying and being in Land Lot 96 of the Fifth Land District, Houston County, Georgia, being known and designated as Lots 28, 29 and 30, Phase No. 1, Addition No. 3, The Sheridan at Autumn Trace Subdivision, a subdivision of Eagle Springs, according to a plat of survey of survey prepared by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139, dated September 9, 2003, a copy of which is of record in Plat Book 61, Page 130, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference thereto for all purposes.

2. Binding Effect; Effective Date. Said Covenants shall become effective immediately and shall run with the land, and shall be binding upon all persons claiming under the through Declarant under the terms, conditions, stipulations and provisions contained therein. Except to the extent hereby amended and modified to include the above described subdivision, said Covenants shall remain in full force and effect unless and until same are extended or terminated in accordance with the provisions thereof.

IN WITNESS WHEREOF, the undersigned have set their hands and seals to this instrument, or have caused same to be executed by their duly authorized corporate officers, as of the day and year first above written.

Sworn to and subscribed before me, this 30 day of Sept, 2003

Melba Conner  
Notary Public

EAGLE SPRINGS, LLC

By Charlie N. McGlamry  
Charlie N. McGlamry, Manager

