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Fee Amt: \$14.00 Page 1 of 3
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK **3425** PG **73-75**

**AMENDMENT TO RESTRICTIVE COVENANTS
THE SHERIDAN SUBDIVISION AT AUTUMN TRACE OF EAGLE SPRINGS
(ADDING PHASE NO. 1, ADDITION NO. 4)**

THIS AMENDMENT TO RESTRICTIVE COVENANTS, made and published this the 16th day of May, 2005, by **Eagle Springs, LLC** of the State of Georgia and County of Houston, hereinafter referred to as the **Declarant**.

WITNESSETH: THAT;

WHEREAS, Declarant is the owner of certain real property located in Land Lots 96 of the Fifth Land District of 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 **THE SHERIDAN SUBDIVISION AT AUTUMN TRACE OF EAGLE SPRINGS, PHASE NO. 1, ADDITION NO. 4**, (the Subdivision), and is delineated on that certain map or plat of survey of said Subdivision prepared by Waddle & Company, certified by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139, dated March 9, 2005, recorded in Map Book 64 Page 129, Clerk's Office, Houston Superior Court;

WHEREAS, the Subdivision is adjacent and/or contiguous to **THE SHERIDAN SUBDIVISION AT AUTUMN TRACE OF EAGLE SPRINGS, PHASE NO. 1**, a residential subdivision developed by **EAGLE SPRINGS, LLC**, which is delineated on that certain maps or plats or survey of said Subdivision prepared by Waddle & Company, Surveyors, certified by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139, December 10, 2001, recorded in Map Book 58, Page 180, Clerk's Office, Houston Superior Court.

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 restrictive covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land;

WHEREAS, certain restrictive covenants have heretofore been published and declared with respect to **THE SHERIDAN SUBDIVISION AT AUTUMN TRACE OF EAGLE SPRINGS, PHASE NO. 1**, said restrictive covenants and easements being dated February 25, 2002, and recorded in Deed Book 2023, Page 16 et seq., Clerk's Office, Houston Superior Court.

WHEREAS, the Declarant is desirous of amending the aforesaid Restrictive Covenants in certain particulars and to extend the applicability of said Restrictive Covenants to include, in addition to the residential purposes to be known and designated as THE SHERIDAN SUBDIVISION AT AUTUMN TRACE OF EAGLE SPRINGS, PHASE NO. 1, ADDITION NO. 4; and

WHEREAS, the proposed amendments are authorized by the Covenants.

NOW THEREFORE, for and in consideration of the premises and of the benefits to be derived by Declarant and its 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 Restrictive Covenants, dated February 25, 2002, and recorded in Deed Book 2023, Page 16 et seq., Clerk's Office, Houston Superior Court, in the following particulars, to-wit:

1. Additional Property Subject to Restrictive 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 Restrictive Covenants, and said Restrictive Covenants are hereby modified and amended so as to include the following described lots, tracts or parcels of land,

All that tract or parcel of land situate, lying and being in Land Lot 96, 5th Land District, Houston County, Georgia, being known and designated as Lots 32 & 33, Phase No. 1, Addition No. 4, THE SHERIDAN SUBDIVISION AT AUTUMN TRACE OF EAGLE SPRINGS Subdivision, according to a plat of survey prepared by Waddle & Company, Surveyors, certified by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139, and recorded in Plat Book 64 Page 129, Clerk's Office, Houston Superior Court, Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.

2. Binding Effect, Effective Date. Said Restrictive Covenants shall become effective immediately and shall run with the land, and shall be binding on all persons claiming under and 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 Restrictive Covenants shall remain in full force and effect unless until same are extended or terminated in accordance with provisions thereof.

IN WITNESS WHEREOF, the undersigned have set their hand and seal to this instrument as of the day and year first above written.

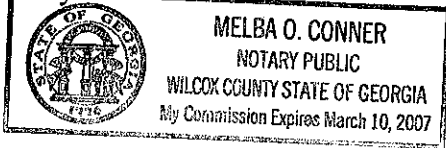
EAGLE SPRINGS, LLC

By: *Charlie N. McGlamry* (Seal)
Charlie N. McGlamry, Manager

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Melba Conner
Notary Public



[Signature] (Seal)
Jay L. Weatherford

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Tammy D. Clark
Notary Public

