



NOTICE REGARDING COVENANTS AND/OR RESTRICTIONS

The following Covenants and/or Restrictions are added as a courtesy only and are NOT WARRANTED by the property owner, their broker or agent as to completeness, accuracy, currency, or enforceability. Any interested buyer prospect is urged as part of their due diligence to contact the relevant Community Association or developer to determine for themselves what covenants and/or restrictions currently apply, how long they may remain in force, and if any changes or amendments may be currently under consideration. Additionally, or alternatively, one may wish to consider hiring an attorney to conduct this search for them and provide advice as needed.

eFiled & eRecorded
DATE: 8/29/2022
TIME: 9:54 AM
DEED BOOK: 01339
PAGE: 00541 - 00543
RECORDING FEES: \$25.00
PARTICIPANT ID: 2452198986
CLERK: Jennifer Jordan
Pickens County, GA

[SPACE ABOVE RESERVED FOR RECORDING DATA]

Return to: Cobb Olson & Andrl, LLC
500 Sugar Mill Road, Suite 160-B
Atlanta, Georgia 30350
Attn: Frank R. Olson

STATE OF GEORGIA
COUNTY OF PICKENS

CROSS REFERENCE: Deed Book 474
Page 453

**AMENDMENT TO THE BYLAWS OF COVE LAKE
PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, on September 26, 2003, Cove Lake, LLC (“Declarant”) recorded a Declaration of Covenants, Conditions, and Restrictions for Cove Lake, in Deed Book 474, Page 453, et seq., Pickens County, Georgia records (hereafter the “Declaration”); and

WHEREAS, the Declaration has been previously amended by instrument recorded at Deed Book 556, Page 453, Pickens County, Georgia Records; and

WHEREAS, the Declarant has voluntarily terminated all of its rights, title, interest, powers, privileges and immunities, which has the effect of transferring all rights, title, interest, powers, privileges and immunities of the Declarant to the Board of Directors of the Cove Lake Property Owners Association, Inc., the Georgia nonprofit corporation formed by Declarant to manage the affairs of the Cove Lake community (the “Association”); and

WHEREAS, the Bylaws of the Association provide that same may be amended by an affirmative vote of the majority of directors of the Association; and

WHEREAS, a majority of the total votes of directors of the Association have voted in favor of enactment of this amendment, as evidenced by the certification of the officers of the Association, attached hereto.

NOW, THEREFORE, the Bylaws are hereby amended as follows:

1.

Article 3, Section 2 of the Bylaws is hereby amended to read as follows:

Section 2. Terms/Vacancies. — Director terms are for 36 months. Any vacancy occurring within a term of office may be filled by the affirmative vote of the remaining members of the Board and the term of that position continues as scheduled for the original member.

2.

Article 6, Section 4 of the Bylaws is hereby amended to read as follows:

Section 4. By-Law Amendments. These By-Laws may be altered, amended or repealed or new By-Laws adopted, only by a majority of total votes of Owners of Lots at Cove Place at any regular or special meeting called for that purpose, a quorum first being established.

3.

Except as otherwise herein provided, the remaining terms of the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned officers of the Cove Lake Property Owners Association, Inc., hereby certify that the above Amendment to the bylaws was duly adopted and approved by the requisite majority of the Board of Directors of the Association and pursuant to *inter alia* O.C.G.A. § 14-3-206, with all required notices first being duly given.

[SIGNATURES CONTINUED ON NEXT PAGE]

This 26 day of August, 2022.

**COVE LAKE PROPERTY OWNERS
ASSOCIATION, INC.**

By: Larry White
Print Name: Larry White
Title: President

ATTEST:

By: Anita Keener
Print Name: Anita Keener
Title: Secretary

William Callan
Unofficial Witness

Sworn to and subscribed
before me, this 26 day of
August, 2022.

Lois Jean Hancock
Notary Public
My commission expires: 08/16/2025



