



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.

Return to:
Hartman-Imbriale, LLP
Attorneys at Law
201 Creekstone Ridge
Woodstock, GA 30188

PICKENS COUNTY FILED FOR RECORD ON
THE 26 DAY OF Sept 2003
12:30 M. RECORDED THIS 30 DAY OF
Sept 2003 BOOK NO. 546 PAGE 453 - 460
JOYCE CANTRELL CSC Cross Reference to:
Deed Book 474, Page 553

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
COVE LAKE PROPERTY OWNERS ASSOCIATION, INC.**

THIS AMENDMENT, made and executed this 7th day of August, 2003, by and between all Members of **COVE LAKE PROPERTY OWNERS ASSOCIATION, INC.**, (The "Association") shall supplement and amend that original Declaration of Covenants for Cove Lake Subdivision recorded at **Deed Book 474, Page 553-558**, Pickens County, Georgia Records, which Declaration is incorporated herein by reference where appropriate.

NOW THEREFORE, in consideration of the mutual benefits accruing to the Association and to its Members and/or Property Owners, and all in accordance with the Declaration and Georgia Statute, the undersigned hereby Amend the Declaration as follows:

1) **NO SUBDIVISION OF LOT 11.** It is hereby agreed that Lot 11 shall not be subdivided, and that the provision for same noted in Paragraph 2 of the original declaration was in error and should be stricken.

2) **SUBDIVIDING OF CERTAIN LOTS.** The following Lots may be subdivided, subject to approval by appropriate governmental or

The Undersigned hereby consents to and adopts the First Amendment to Declaration of Covenants, Conditions and Restrictions for Cove Lake Property Owners Association, Inc. Dated August 7th, 2003.

Mitchell Bell
Unofficial Witness

Crystal G. Cantrell
Notary Public
Notary Public, Pickens County, Georgia
My Commission Expires March 15, 2008

Jackie H. Marcacci
JACKIE H. MARCACCI

Mitchell Bell
Unofficial Witness

Crystal G. Cantrell
Notary Public
Notary Public, Pickens County, Georgia
My Commission Expires March 15, 2008

Julianne M. Marcacci
JULIANNA M. MARCACCI

Unofficial Witness

Notary Public

ROBERT C. LOUDERMILK, JR.

Kristina Hudson
Unofficial Witness

Crystal G. Cantrell
Notary Public
Notary Public, Pickens County, Georgia
My Commission Expires March 15, 2008

Scott B. Morton
SCOTT B. MORTON

Kristina Hudson
Unofficial Witness

Crystal G. Cantrell
Notary Public
Notary Public, Pickens County, Georgia
My Commission Expires March 15, 2008

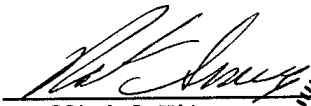
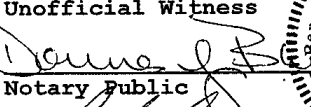
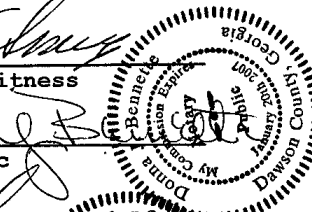
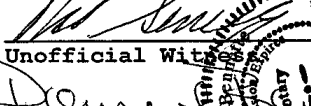
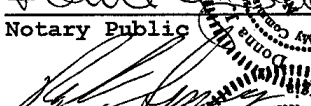

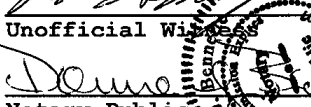
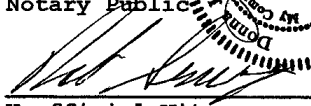
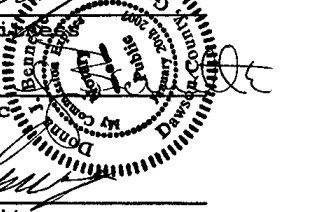
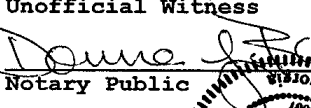

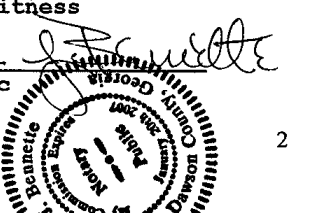
Sally P. Morton
SALLY P. MORTON

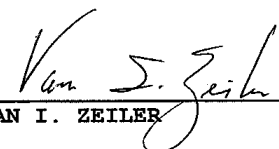
local authority; Lots 12, 14, 20, 21, 22 and 23. No subdividing of any lot may result in any current or new lot being in total area of less than 3.0 acres.

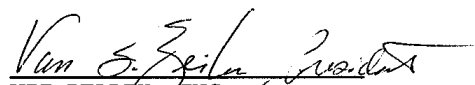
EXCEPT AS EXPRESSLY STATED HEREIN, all other provisions of the Declaration shall remain in full force and effect from the date of original recording.


Executed this 7th day of August, 2003 by all current Property Owners and Members of COVE LAKE PROPERTY OWNERS ASSOCIATION, INC.

(SIGNATURES ON CONSECUTIVE PAGES)


Unofficial Witness

Notary Public


Unofficial Witness

Notary Public


Unofficial Witness

Notary Public


Unofficial Witness

Notary Public



VAN I. ZEILER


VIZ REALTY, INC.
By; Van I. Zeiler, Pres.


COVE LAKE, LLC
By Robert Semig, Pres.


NATHAN NEWTON

The Undersigned hereby consents to and adopts the First Amendment to Declaration of Covenants, Conditions and Restrictions for Cove Lake Property Owners Association, Inc. Dated August 7th, 2003.

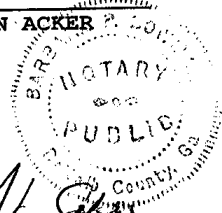
[Signature]
Unofficial Witness

Barbara P. Bowman
Notary Public
Barbara P. Bowman
Notary Public, DeKalb County, Georgia
My Commission Expires October 10, 2004

[Signature]
Unofficial Witness

Barbara P. Bowman
Notary Public
Barbara P. Bowman
Notary Public, DeKalb County, Georgia
My Commission Expires October 10, 2004

Kathleen A. Van Acker
KATHLEEN A. VAN ACKER



Charles E. Van Acker
CHARLES E. VAN ACKER

The Undersigned hereby consents to and adopts the First Amendment to Declaration of Covenants, Conditions and Restrictions for Cove Lake Property Owners Association, Inc. Dated August 7th, 2003.

State of CO, County of Denver
Signed before me on this 10th day
of Sept, ~~19~~ 2003
Notary Public [Signature]

[Signature]
Unofficial Witness

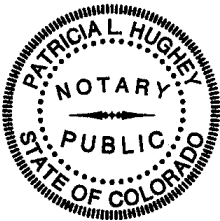
[Signature]
Notary Public

[Signature]
DAVID H. LOWELL

[Signature]
Unofficial Witness

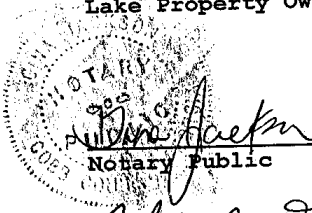
[Signature]
Notary Public

[Signature]
JOLAYNE K. LOWELL



MY COMMISSION EXPIRES 2/11/2007

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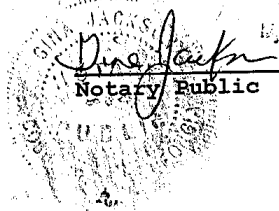


Notary Public, Cobb County, Georgia
My Commission Expires October 20, 2005.

Dina Jackson
Notary Public

Gary T. Hart
GARY T. HART

Philip P. DeLeon Jr.
Unofficial Witness



Notary Public, Cobb County, Georgia
My Commission Expires October 20, 2005.

Dina Jackson
Notary Public

Cynthia V. Hart
CYNTHIA V. HART

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Unofficial Witness

Notary Public

JACKIE H. MARCACCI

Unofficial Witness

Notary Public

JULIANNA M. MARCACCI

Unofficial Witness

Patricia Ann Lamb
PATRICIA ANN LAMB
Notary Public, Pickens County, Georgia
My Commission Expires December 17 2004

Notary Public

Robert C. Loudermilk Jr
ROBERT C. LOUDERMILK, JR.

Unofficial Witness

Notary Public

SCOTT B. MORTON

Unofficial Witness

Notary Public

SALLY P. MORTON

The Undersigned hereby consents to and adopts the First Amendment to Declaration of Covenants, Conditions and Restrictions for Cove Lake Property Owners Association, Inc. Dated August 7th, 2003.

[Handwritten Signature]
Unofficial Witness 9-21-03

[Handwritten Signature] 9/21/03
Notary Public

[Handwritten Signature]
EDWARD P. STEERS



[Handwritten Signature]
Unofficial Witness 9-21-03

[Handwritten Signature] 9/21/03
Notary Public

[Handwritten Signature]
ANN M. STEERS

