



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.

W.C. BRADLEY REAL ESTATE
P.O. BOX 140
Columbus, GA 31902
Attn: Linda

Deed Book 7229 Pg 165
Filed and Recorded Dec-31-2003 09:40am
2003-0061218
M. Linda Pierce
Clerk of Superior Court
Muscookee County County, Georgia

Return to: Developers-Investors, Inc.
C/O W. C. Bradley Co.
P.O. Box 140
Columbus, Georgia 31902
Attention: Doug Jefeoot

STATE OF GEORGIA
COUNTY OF MUSCOGEE

Cross Reference: Deed Book 4903
Page 63

**SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR MAPLE RIDGE GOLF COMMUNITY**

THIS SUPPLEMENTARY DECLARATION is made and entered into on this 10th day of December, 2003, by Developers Investors, Inc. (hereafter referred to as "Declarant");

WITNESSETH

WHEREAS, Developers-Investors, Inc., a Georgia corporation ("Declarant"), executed an Amended and Restated Declaration of Covenants, Conditions and Restrictions for Maple Ridge Golf Community ("Declaration") on March 16, 1998, in Deed Book 4903, Page 63 et seq., in the Muscookee County, Georgia records; and

WHEREAS, Article IX, Section 1 of the Declaration provides that, the Declarant has a unilateral right and option at any time until December 31, 2005, to subject property to the terms of the Declaration by filing in the Muscookee County, Georgia, records a Supplementary Declaration describing the property being annexed; and

WHEREAS, Article IX, Section 1 of the Declaration further provides that as long as the covenants applicable to the real property previously subjected to this Declaration are not changed and as long as the rights of then Owners are not adversely affected, the Declarant may unilaterally amend this Declaration to reflect the different character of any annexed real property; and

WHEREAS, Declarant desires to submit additional property to the terms of the Declaration; Declarant is the record owner and fee simple title holders to the property more particularly described Exhibit "A" attached hereto and made a part hereof by reference thereto (the "Property"), and the Declarant desires to submit the Property to the terms, covenants, provisions and restrictions contained in the Declaration;

NOW THEREFORE, pursuant to Article IX, Section 1 of the Declaration the Declaration is hereby supplemented as follows:

1.

The Property, as described in Exhibit "A" attached hereto and incorporated herein, upon the recording of this Supplementary Declaration, is hereby annexed to the provisions of the Declaration and jurisdiction of the Association and shall be owned, held, transferred, sold, conveyed, used, occupied, mortgaged, or otherwise encumbered subject to all of the terms, provisions, covenants, conditions, and restrictions contained in the Declaration, all of which shall run with the title to the Property and shall be binding upon all persons having any right, title, or interest in the Property, their respective heirs, legal representatives, successors, successors-in-title, and assigns.

2.

Exhibit "D" of the Declaration titled "Minimum Heated Square Footage Requirements" is hereby amended by adding the following thereto:

<u>SECTION</u>	<u>LOT/BLOCK</u>	<u>MINIMUM SQUARE FEET -HEATED</u>
S	50, 51 & 52 Block ZZ	2,500
S	1,2 & 3 Block ZZ	3,500

3.

Exhibit "E" of the Declaration titled "Building Set-Back Requirements" is hereby amended by adding the following thereto:

<u>SECTION</u>	<u>LOT/BLOCK</u>	<u>FRONT</u>	<u>SIDE</u>	<u>REAR</u>
S	50, 51 & 52 Block ZZ	30'	10'	40'
S	1,2 & 3 Block ZZ	30'	15'	40'

IN WITNESS WHEREOF, the undersigned, being the duly appointed officer of Declarant herein, has executed this instrument and affixed the corporate seal this 10th day of December, 2003.

DEVELOPERS-INVESTORS, INC.
a Georgia Corporation

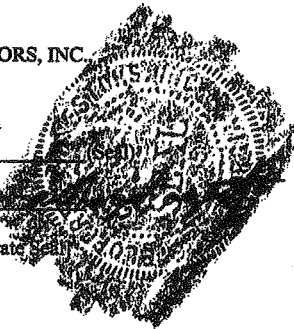
By:

[Signature]

Title:

Project Director

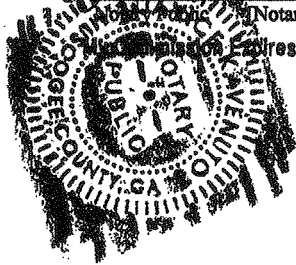
[Corporate Seal]



Signed, sealed, and delivered this
10 day of December, 2003.

[Signature]
Witness

[Signature]
[Notary Seal]

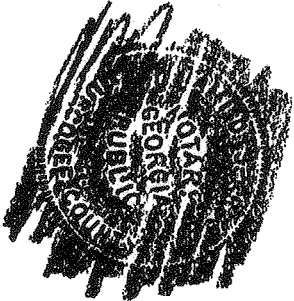


JONES & MINEAR HOMEBUILDERS, LLC
a Georgia Corporation - *Limited Liability Company*

Signed, sealed, and delivered this
1st day of Dec, 2003.

Linda J. J... [Signature]
Witness

Law D. ... [Signature]
Notary Public [Notary Seal]



By: *L.S. ... [Signature]*

Title: *CEO*

[Corporate Seal]

Deed Book 7229 Pg 168
M. Linda Pierce
Clerk of Superior Court
Muscogee County Georgia
|||||

EXHIBIT "A"

MAPLE RIDGE GOLF COMMUNITY SECTION S

ALL THOSE LOTS, TRACTS, OR PARCELS OF LAND, lying and being in part of Land Lot 268, of the 19th District, Columbus, Muscogee County, Georgia, being all of the lots in Section S, Block ZZ, as shown on the survey plats by Moon, Meeks, Mason & Vinson, Inc., dated September 15, 2003, and October 7, 2003, a copy of these respective plats being recorded in Plat Book 150, Folio 14; and Plat Book 150, Folio 50, located in the office of the Clerk of Superior Court of Muscogee County, Georgia, are hereby made subject to the terms of the Declaration, as amended or as may be amended.