



## 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:  
Doug Tedcoat  
W.C. Bradley Co.  
P.O. Box 180  
Columbus, GA 31902

Deed Book 7911 Pg 99  
Filed and Recorded May-19-2005 11:32am  
2005-0023555  
M. Linda Pierce  
Clerk of Superior Court  
Muscookee County County, Georgia

Return to:  
Weissman, Nowack, Curry & Wilco, P.C.  
One Alliance Center., 4<sup>th</sup> Floor  
3500 Lenox Road  
Atlanta, Georgia 30326  
Attn: KCG

STATE OF GEORGIA  
COUNTY OF MUSCOGEE

Cross-Reference: Deed Book 4903  
Page 063

**STATEMENT OF ACC TERMINATION**

THIS STATEMENT OF TERMINATION (hereinafter referred to as "Termination") is made and entered into this 19<sup>th</sup> day of May, 2005, DEVELOPER-INVESTORS, INC., a Georgia corporation (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant submitted certain property located in Muscookee County, Georgia, to that certain Declaration of Covenants, Conditions and Restrictions for Maple Ridge Golf Community ("Original Declaration") which was recorded in Deed Book 3847, Page 30 of the Muscookee County, Georgia, land records; and

WHEREAS, Declarant recorded an Amended and Restated Declaration of Covenants, Conditions and Restrictions for Maple Ridge Golf Community (hereinafter the "Declaration") dated February 9, 1998 and recorded on March 16, 1998, in Deed Book 4903, Page 063 et seq., Muscookee County, Georgia, land records, said property being described in the Declaration; and

WHEREAS, Declarant submitted additional property located in Muscookee County, Georgia, to the Declaration and amended the Declaration in numerous documents entitled Supplementary Declaration of Covenants, Conditions and Restrictions for Maple Ridge Golf Community ("Supplementary Declarations") which were recorded as outlined herein above; and

WHEREAS, Declarant recorded a Statement of Termination in the Muscookee County, Georgia, land records on July 25, 2003, in Deed Book 6970, Page 105 in which Declarant voluntarily surrendered and terminated its rights to (i) appoint and remove directors and officers of the Association; (ii) vote as a Class B member; and (iii) unilaterally amend the Declaration with the exception of adding additional property until December 31, 2005; and

WHEREAS, Article X, Section 2(c) of the Declaration provides that until one hundred (100%) of the Community has been developed and conveyed to purchasers in the normal course of development and sale, the Declarant shall have the right to appoint all members of the

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M. Linda Pierce  
Clerk of Superior Court  
Muscogee County Georgia

Architectural Control Committee ("ACC") unless Declarant surrenders such right to the Board of Directors in a written instrument in recordable form executed by Declarant; and

WHEREAS, Declarant desires to deliver responsibility for all aspects of Association management and control of the subdivision and its improvements to the Association, including the right to appoint all members of the ACC and the right to approve or deny all construction and modifications to a Lot or dwelling within the community, pursuant to the terms and conditions expressed herein; and

WHEREAS, the Association desires to accept delivery of all aspects of Association management and control of the Association and its improvements; and

NOW, THEREFORE, in consideration of these premises, one dollar (\$1.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant does hereby make and declare this Statement of ACC Termination as follows:

1.

Pursuant to Article X, Section 2(c) of the Declaration, the Declarant does hereby voluntarily surrender and terminate the rights it has under the Declaration or Bylaws to: (i) appoint and remove members of the ACC and to perform any further architectural reviews regarding any construction or alterations made on a Lot or dwelling as of the date that this Statement of ACC Termination is recorded.

2.

This Statement of Termination shall bind the Declarant and the Declarant's successors, representatives and assigns and shall inure to the benefit of the Association and all owners of lots as defined in the Declaration and their respective heirs, successors, representatives and assigns.

IN WITNESS WHEREOF, the Declarant has hereunto set its hand and caused the seals of the individual partners to be affixed, as of the day and year first above written.

DECLARANT: DEVELOPER-INVESTORS, INC.,  
a Georgia Corporation

Signed, sealed and delivered  
this 19<sup>th</sup> day of May, 2005  
in the presence of:

By: Mat Swift

Name: MAT SWIFT

ts: PRES.

[Signature]  
Witness: \_\_\_\_\_ I

[Signature]  
Notary Public  
My Commission Expires: February 5, 2009  
[NOTARY SEAL]

