



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.

FILED IN OFFICE
CLERK OF COURT
04/16/2020 02:28 PM
AMY E. JOHNSON, CLERK
SUPERIOR COURT
GILMER COUNTY, GA
BK:2243 PG:242-266

Amy E. Johnson

D2020000382
8656985182
PARTICIPANT ID

[SPACE ABOVE RESERVED FOR RECORDING DATA]

Return to: GADDIS & LANIER, LLC
14 Eastbrook Bend
Suite 114
Atlanta, GA 30269
Attention: Ashley Miller Lanier

Cross Reference:
Deed Book 2162, Page 124

STATE OF GEORGIA
COUNTY OF GILMER

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS FOR OAK HILL ROAD PLANTATION

THIS SUPPLEMENTAL DECLARATION is made on the date set forth below by Wildcat Timber, LLC (hereinafter referred to as "Declarant");

WITNESSETH

WHEREAS, Declarant files a Declaration of Covenants, Conditions, Restrictions & Easements for Oak Hill Road Plantation on April 16, 2019, in Deed Book 2162, Pages 124-134 in the Gilmer County, Georgia land records ("Declaration"); and

WHEREAS, pursuant to the rights set forth in Article 3, Section B of the Declaration, the Declarant desires to submit additional property to the terms of the Declaration; and

WHEREAS, Declarant is the owner of that certain real property located in Gilmer County, Georgia and is described in Exhibit "A" attached hereto and incorporated herein by this reference, which property was included as "Additional Property" in Exhibit "B" of the Declaration; and ;

WHEREAS, Declarant desires to subject the real property described in Exhibit "A" hereto, including the improvements thereof, to the provisions of this Declaration; and

WHEREAS, Jeffrey Brooks is the owner of Lots 3R and 14R purchased prior to the recording of this document and desires to submit these Lots to the provisions of this Declaration; and

WHEREAS, George Hall and Peggy Hall are the owners of Lot 6 purchased prior to the recording of this document and desire to submit this Lot to the provisions of the Declaration; and

WHEREAS, Robert Hubbard and Catherine Hubbard are the owners of Lot 16R purchased prior to the recording of this document and desire to submit this Lot to the provisions of the Declaration; and

WHEREAS, Samantha Turner is the owner of Lot 5 purchased prior to the recording of this document and desires to submit this Lot to the provisions of the Declaration; and

WHEREAS, Joseph Cappadona and Ashley Cappadona Grant are the owners of Lot 21 purchased prior to the recording of this document and desires to submit this Lot to the provisions of the Declaration; and

WHEREAS, copies of the plats for the property submitted herein are attached hereto as Exhibit "B" and incorporated into the terms of the Declaration and shall be included in the defined term "Plat" within the Declaration; and

WHEREAS, the property submitted via this Supplemental Declaration is served by a private roadway(s), which are to be privately maintained by the owners of the Lots submitted via this Supplemental Declaration and any other future lots so designated and submitted (the property submitted in the original Declaration is served by public roadways, and therefore, not subject to these same provisions) pursuant to the provisions set forth in Exhibit "C" which includes an annual maintenance contribution; and

NOW THEREFORE, Declarant, Jeffrey Brooks, George Hall, Peggy Hall, Robert Hubbard, Catherine Hubbard, Samantha Turner, Joseph Cappadona and Ashley Cappadona Grant hereby declare that the real property described in Exhibit "A" of this Declaration, including the improvements located and to be located thereon, is hereby submitted and made subject to the provisions of this Declaration, and that this submission shall include the prior purchase of Lots 3R, 14R, 6, 16R, 5, and 21. By virtue of the recording of this Declaration, said property shall be held, sold, transferred, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to the provisions of the covenants, conditions, restrictions and easements set forth and/or described in this Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with the title to, the real property subject to this Declaration, and shall be binding on all Persons having any right, title or interest in all or any portion of the real property subject to this Declaration, their respective heirs, legal representatives, successors, successors in title and assigns, and shall be for the benefit of all owners of the property subject to this Declaration.

IN WITNESS WHEREOF, the Declarant, Jeffrey Brooks, George Hall, Jeffrey Hall, Robert Hubbard, Catherine Hubbard, Samantha Turner, Joseph Cappadona and Ashley Cappadona Grant herein hereby executes this instrument under seal.

DECLARANT

WILDCAT TIMBER, LLC.

By:  (Seal)

Name: Aaron M. Patsch

Title: Authorized Representative

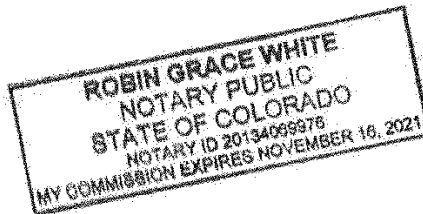
[CORPORATE SEAL]

Sworn to and subscribed to before me this 15 day of April 2020

Witness


Notary Public

[Notary Seal]

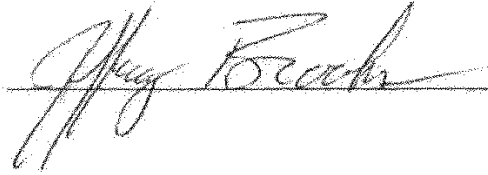


Sworn to and subscribed to before
me this 7 day of Feb
2020

JEFFREY BROOKS



Witness





Notary Public

