



## 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.

After recording, please return to:  
John Edwards Law Group LLC  
401 East Main Street  
Canton, GA 30114

Cross references:  
Bk 645 Pg 426  
Bk 680 Pg 120  
Bk 716 Pg 106

eFiled & eRecorded  
DATE: 12/21/2021  
TIME: 10:57 AM  
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PARTICIPANT ID: 7338305921  
CLERK: Amy Johnson  
Gilmer County, GA  
NOTE: LD

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS OF OAKRIDGE MOUNTAIN COMMUNITY

WHEREAS the Oakridge Mountain Community has elected, in its original Declaration of Covenants, Conditions, and Restrictions that Oakridge Mountain Community shall be subject to the Georgia Property Owners' Association Act, codified at O.C.G.A. § 44-3-220 *et seq.*; and


WHEREAS the voting members of the Oakridge Mountain Community desire to amend the Declaration of Covenants, Conditions, and Restrictions (as previously amended) to limit short term rentals in the Oakridge Mountain Community;

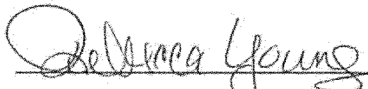
THEREFORE, as authorized by O.C.G.A. § 44-3-226 and a vote taken on November 13, 2021, in accordance with the Declaration of Covenants and Bylaws, as amended, the Declaration of Covenants, Conditions, and Restrictions of Oakridge Mountain Community are hereby amended to contain the following:

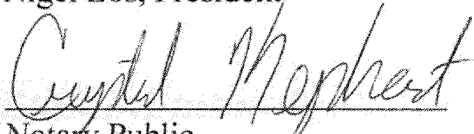
15.

No lot, no portion of any lot, nor any structure on any lot may be rented, leased, hired, or otherwise contracted or engaged in exchange for value for any period of thirty days or less. However, lots that have been rented, leased, hired, or otherwise contracted or engaged in exchange for value for a period of thirty days or less on or before April 24, 2021 may continue such short-term rental activities until any ownership interest in such lot is transferred or conveyed to any other person or entity.

Nothing in the above paragraph shall limit a lot owner's right to permit guests to use such lot for any period of thirty days or less so long as the lot is not rented, leased, hired, or otherwise contracted or engaged in exchange for monetary value.

  
\_\_\_\_\_  
Nigel Los, President

  
\_\_\_\_\_  
Rebecca Young, Secretary

  
\_\_\_\_\_  
Crystal Mepherst  
Notary Public

  
\_\_\_\_\_  
Jay Roberts  
Witness

My commission expires on: 02-25-25

