



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: Quin Springs POA
PO Box 1454
Ellijay Ga 30540

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AMY E. JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

DECLARATION OF AMENDMENTS TO COVENANTS, CONDITIONS AND
RESTRICTIONS FOR QUIN SPRINGS DEVELOPMENT
GILMER COUNTY

The following Amendments are added to the Declaration of Covenants, Conditions and Restrictions for Quin Springs Development, executed on the 7th day of December, 1995 and recorded in Deed Book 493, page 220, Gilmer County, Georgia records. These Amendments are added by the Board of Directors of Quin Springs Property Owner's Association following a vote of property owners and votes certified at a meeting of the Board on July 21, 2021.

Amendment 3- Section 16

RENTAL OF HOMES: Quin Springs is a single family residential community. Rental of a property is allowed, with the minimum term for any rental to be no less than one hundred eighty (180) days in a calendar year. The acts or omissions of any guest or renter are the responsibility of the property owner and are subject to Quin Springs Rules and Declarations.

Amendment 4 - Section 17

ROADS AND ASSOCIATION PROPERTY DAMAGE : (a) A Lot Owner shall, in connection with any construction within a lot which requires a permit issued by Gilmer County, must place on deposit with Quin Springs Property Owner's Association, the amount of Five Thousand Dollars (\$5000.00) per lot to offset the costs of any construction damage to roads, bridge or other common areas of Quin Springs. Upon a Final Inspection approval from Gilmer County, the Quin Springs Board of Directors may inspect, verify that no damage has occurred during construction and the \$5000 will be refunded to the Owner upon written request. If any damage has occurred, these escrowed funds as necessary will be applied toward the cost of repair by the Association. (b) Property owners who already reside in homes in Quin Springs at the time this Amendment is approved, must also advise the Board of Directors at least seven (7) days prior to beginning work, describe the work to be undertaken and if heavy equipment or vehicles of the nature generally used for commercial purposes is to be used, then the owner(s) must deposit Five thousand Dollars (\$5000) per lot to offset the costs of any construction damage to roads, bridge or other common areas of Quin Springs. When work is completed the Board may inspect, verify that no damage has occurred and the \$5000 will be refunded to the Owner upon written request. If damage has occurred, these escrowed funds as necessary will be applied

toward the cost of repair by the Association.

Amendment 5 - Section 18

NUISANCES: No activity shall be carried on upon any residence or lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other property owners. Any complaints should be brought to the attention of Gilmer County Officials authorized to address concerns such as outside noise, loud music, light noise, or otherwise interferes with another persons reasonable use and enjoyment of life or property.

Carole Davis
PRESIDENT Carole DAVIS

Janet Elder
VICE PRESIDENT Janet Elder

Donette Haug
WITNESS

Katie Bell
WITNESS

Acknowledgment in an Individual Capacity

State of Georgia
County of Gilmer

This record was acknowledged before me on 11-30-2021
DATE

By Carole DAVIS AND Janet Elder
Printed name(s) of individual(s) signing document

who proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.

Personally Known

or

Produced Identification

Type ID GA ID

Cynthia L. Dunn
Signature of notary public
(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: June 5 2022

