

Return to:
COEL Development Co., Inc.
7009 Evans Town Center Blvd.
Evans, GA 30809



COVE 1561 Pg 1546

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Elaine C. Johnson
Clerk of Superior Court
Augusta Richmond County,

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STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

Amendment to Declaration of Rights, Restrictions,
Affirmative Obligations and Conditions Applicable to the Manchester Subdivision

THIS AMENDMENT TO DECLARATION OF RIGHTS, RESTRICTIONS,
AFFIRMATIVE OBLIGATIONS AND CONDITIONS APPLICABLE TO MANCHESTER
is made and published as of this 19th day of Dec. 2016, by COEL Development Co, Inc
and Stephen Beazley Builders, Inc. (Collectively know as "Developer").

WITNESSETH;

WHEREAS, the Developer by Declaration of Rights, Restrictions, Affirmative
Obligations and Conditions Applicable to Manchester Section One Phase One dated September
12, 2006, recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia
at Deed Book 01077, pages 2530-2548 did publish and declare certain Protective Covenants
regarding Manchester Section One Phase One; and

WHEREAS, pursuant to the powers reserved by the Developer in Article VIII of said
Declaration of Rights, Restrictions, Affirmative Obligations and Conditions as amended, the
Developer desires to subject the property hereinafter known as Manchester Section 7 to said
Declaration of Rights, Restrictions, Affirmative Obligations and Conditions, as amended, said
property being described as follows:

All those lots or parcels of land, situate, lying and being in the State of Georgia,
County of Richmond and being shown and designated as LOTS 1-11, inclusive in
Block G, LOTS 3-12, inclusive in Block E, and LOTS 28-29 and 58-61, inclusive in
Block D; of Manchester Section 7 and any Common Areas on a plat prepared by
Cranston Engineering Group, P.C., dated May 23, 2016, last revised November 15,
2016 and recorded in the Office of the Clerk of Superior Court of Richmond County,
Georgia, in Plat Cabinet E, Slide 33 Plat E; reference hereby being made to said plat for
a more complete and accurate description of the metes, bounds, and location of said
property.

NOW, THEREFORE, the Developer does hereby subject the above-described property
to said Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable
to the Manchester Subdivision dated September 12, 2006, as subsequently amended; and

IN WITNESS WHEREOF, the Developer has caused these presents to be executed by and through its duly authorized corporate officers and its corporate seals affixed the date and the year first above written as the date of these presents.

Sworn to and subscribed
Before me this 19th day of
Dec., 2016

Janah Veraldi
Unofficial Witness

COEL Development Co., Inc.

BB Beazley (L.S.)
By: Bill B. Beazley
As its: *Pres*

Stephen Beazley Builders, Inc.

Carlton Ussite
Unofficial Witness

Stu Beazley (L.S.)
By: Stephen Beazley
As its: *Pres.*

J. S. Chambers
Notary Public

My commission expires: 1-17-17

