

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



COVE 1607 Pg 1829

Filed and Recorded:  
12/7/2017 12:55:29 PM  
Hattie Holmes Sullivan  
Clerk of Superior Court  
Augusta Richmond County,

Recording Fee: \$14.00

STATE OF GEORGIA        )  
  )  
COUNTY OF RICHMOND    )

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AMENDMENT TO THE DECLARATION OF COVENANTS  
AND RESTRICTIONS ESTABLISHING AND PROVIDING FOR  
HAYNE'S STATION COMMUNITY ASSOCIATION, INC.

WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for Hayne's Station Community Association, Inc. dated January 20, 2012 is recorded in the Office of Superior Court of Richmond County, Georgia in Deed Book 01331, Page 0066 through Page 0082; and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. reserve unto itself, its successors and assigns, the right to amend this Declaration or any portion thereof as it may deem necessary because all lots have not been sold and the rights to amend have not been assigned to the Association; and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. desire to amend the Declaration of Covenants and Restrictions Establishing and Providing for Hayne's Station Community Association, Inc.; and

NOW, THEREFORE, for One & 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which hereby acknowledge, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. do hereby amend the Declaration of Covenants and Restrictions Establishing and Providing for Hayne's Station Community Association, Inc. dated January 20, 2012 by revising Article VIII, Section 2 with the following enumerated provisions and restrictions.

Article VIII

Section 2. Amendments.

The Company specifically reserves the right to amend this Declaration, or any portion hereof, on its own motion without the consent of any other Owners, from the date hereof until such time as it might, in its sole discretion, elect to relinquish such right, so long as the voting power of existing Members is not diluted thereby, nor the amounts of assessments of such existing Members raised or changed in any manner which would adversely affect such Members. In all other instances, the procedure for amendment shall be as follows: All proposed amendments shall be submitted to vote of the Members at a duly called meeting of the Association and any such proposed amendment shall be deemed approved if three-fourths (3/4)

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of the votes cast at such meeting votes in favor of such proposed amendment. Notice shall be given each Member at least thirty (30) days prior to the date of the meeting at which such proposed amendment is to be considered. If any proposed amendment to this Declaration is approved by the Members as set forth above, the President and Secretary of the Association shall execute an addendum to this Declaration which shall set forth the amendment, the effective date of the amendment (which is no event shall be less than sixty (60) days after the date of the meeting of the Association at which such amendment was adopted), the date of the meeting of the Association at which such amendment was adopted, the date that notice of such meeting was given, the total number of votes necessary to adopt the amendment, the total number of votes cast for the amendment, and the total number of votes cast against the amendment. Such addendum shall be recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia. So long as the Company is a Type B Member, no amendment of this Declaration shall be made without the consent of the Company.

The quorum required for any action authorized to be taken by the Association under this Section 2 shall be as follows:

The first time any meeting of the Members of the Association is called to take action under this Section 2 the presence at the meeting of the Member or proxies entitled to cast sixty (60%) percent of the total vote of the Membership shall constitute a quorum. If the required quorum is not present at any such meeting, a second meeting may be called subject to the giving of proper notice and the required quorum at such subsequent meeting shall be the presence of Members or proxies entitled to cast fifty (50%) percent of the total vote of the Association.

This Amendment is made and entered into this 4<sup>th</sup> day of Dec., 2017.

Sworn to and subscribed  
Before me this 4<sup>th</sup> day of  
Dec, 2017.

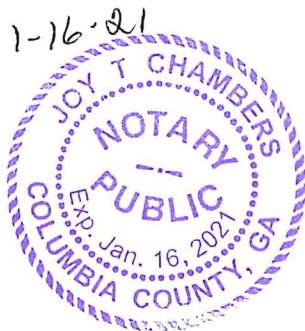
COEL Development Co., Inc.

[Signature]  
Witness

By: [Signature] (L.S.)  
As its: Per,

Stephen Beazley Builders, Inc.

[Signature]  
Notary Public  
My commission expires: 1-16-21



By: [Signature] (L.S.)  
As its: Per,