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COLUMBIA COUNTY, GEORGIA
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BOOK PAGE 1-4
CINDY MASON, CLERK

RETURN TO:
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EVANS, GEORGIA 30809
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CINDY MASON
Clerk Superior Court, Columbia County
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STATE OF GEORGIA

COUNTY OF COLUMBIA

**AMENDMENT TO COVENANTS, RESTRICTIONS,
EASEMENTS AND COMMUNITY ASSOCIATION PERTAINING
TO HIGHGROVE SUBDIVISION, PHASE I, PHASE I-B, PHASE 2, PHASE 3, PHASE
IV, PHASE V, PHASE VI-A, PHASE VI-B**

This Amendment to those Covenants, Restrictions, Easements and Community Association Pertaining to Highgrove at Williamsburg Subdivision, Phase I, Phase I-B, Phase 2, Phase 3, Phase IV, Phase V, Phase VI-A, Phase VI-B, and all Amendments thereto, is made and published as this _____ day of March, 2009 by Williamsburg, LLC a Georgia Corporation ("Developer").

WITNESSETH:

WHEREAS, Developer, by Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Highgrove at Williamsburg, Phase I, dated August 6, 2003, recorded in the Office of the Clerk of Superior Court Columbia County, Georgia at Deed Book 3886, Pages 5-38, did publish and declare a Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Highgrove at Williamsburg, Phase I; and

WHEREAS, Developer caused said Covenants, Restrictions, Easements and Community Association to be amended by that Amendment dated October 1, 2003, recorded in the Office of the Clerk, Superior Court, Columbia County, Georgia at Deed Book 3976, Pages 268-280

subjecting Phase I-B of Highgrove at Williamsburg Subdivision to said Covenants, Restrictions, Easements and Community Association; and

WHEREAS, Developer caused said Covenants, Restrictions, Easements and Community Association to be amended by that Amendment dated November 22, 2004, recorded in the Office of the Clerk, Superior Court, Columbia County, Georgia on at Deed Book 4591, Pages 296-297 subjecting Phase 2 of Highgrove at Williamsburg Subdivision to said Covenants, Restrictions, Easements and Community Association; and

WHEREAS, Developer caused said Covenants, Restrictions, Easements and Community Association to be amended by that Amendment dated November 10, 2005, recorded in the Office of the Clerk, Superior Court, Columbia County, Georgia at Deed Book 5171, Pages 44-45 subjecting Phase 3 of Highgrove at Williamsburg Subdivision to said Covenants, Restrictions, Easements and Community Association; and

WHEREAS, Developer caused said Covenants, Restrictions, Easements and Community Association to be amended by that Amendment dated January 9, 2006, recorded in the Office of the Clerk, Superior Court, Columbia County, Georgia at Deed Book 5241, Pages 242-243 subjecting Phase IV of Highgrove at Williamsburg Subdivision to said Covenants, Restrictions, Easements and Community Association; and

WHEREAS, Developer caused said Covenants, Restrictions, Easements and Community Association to be amended by that Amendment dated June 13, 2006, recorded in the Office of the Clerk, Superior Court, Columbia County, Georgia at Deed Book 5497, Pages 9-10 subjecting Phase V of Highgrove at Williamsburg Subdivision to said Covenants, Restrictions, Easements and Community Association; and

WHEREAS, Developer caused said Covenants, Restrictions, Easements and Community Association to be amended by that Amendment dated May 15, 2007, recorded in the Office of the Clerk, Superior Court, Columbia County, Georgia at Deed Book 5992, Pages 241-242 subjecting Phase VI-A of Highgrove at Williamsburg Subdivision to said Covenants, Restrictions, Easements and Community Association; and

WHEREAS, Developer caused said Covenants, Restrictions, Easements and Community Association to be amended by that Amendment dated September 10, 2007, recorded in the Office of the Clerk, Superior Court, Columbia County, Georgia at Deed Book 6187, Pages 85-86 subjecting Phase VI-B of Highgrove at Williamsburg Subdivision to said Covenants, Restrictions, Easements and Community Association; and

WHEREAS, Developer desires to amend certain provisions of the aforementioned Covenants and Amendments hereto;

NOW THEREFORE, Article V, Section 3 is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

Article V, 3. Screened Areas for Unsightly Items.

No fuel tanks or similar storage receptacles, clotheslines, and other unsightly objects may be maintained except in screened areas which conceal them from view from the road and adjacent portions of the Property. Plans for such screened areas delineating the size, design, texture, appearance and location must be approved by the Architectural Control Committee prior to their construction. Fuel tanks may be located outside of such screened areas only if located underground. Garbage receptacles must be stored behind the front line of the home, preferably screened from the road and adjacent portions of the Property. Garbage receptacles can be at the curb only on collection day(s) and the night before; and

Article V, Section 11 is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

Article V, 11. Antennas.

No television antenna, radio receiver or sender or other similar device shall be attached to or installed to the exterior portion of any building or structure on any lot except as follows: A Lot Owner may make written application to the Company for permission to install a television antenna or satellite dish and such permission shall not be unreasonably withheld. Satellite dishes must be small and preferably located behind the rear line of the home and inside the minimum building line, screened from view from surrounding roadways.

Developer does hereby amend the Covenants, Restrictions, Easements and Community Association applicable to Highgrove at Williamsburg Subdivision, Phase I, and all Amendments thereto, by amending Article V, Section 3 and Article V Section 11 as set forth above.

EXCEPT as specifically modified herein, the Covenants, Restrictions, Easements and Community Association and all Amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the said Declarants cause these presents to be executed, under seal, by their duly authorized officers the day and year first above written.

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 23rd
DAY OF MARCH, 2009.

WILLIAMSBURG, LLC

Julie King
WITNESS

BY: Barbara C. Mungert
As Its: Secretary

Susan G. Erway
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 3, 2010

