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*Gilbert Harrell*  
*St. Mary, Ga.*  
21558

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AFTER RECORDING, RETURN TO:  
John Thomas Johnson, Esq.  
Gilbert, Harrell, Sumerford & Martin, P.C.  
777 Gloucester Street, Suite 200  
Brunswick, Georgia 31521

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR  
CAMDEN RESERVE**

The First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Camden Reserve (the "First Amendment") is made this 20th day of June, 2007, by Coastal Land Partners, LLC, a Delaware limited liability company (the "Company") and is applicable to the Declaration of Covenants, Conditions, Restrictions and Easements for Camden Reserve (the "Declaration") dated June 19, 2006, recorded in the office of the Clerk of Superior Court of Camden County, Georgia in Deed Book 1263, Page 443.

**WITNESSETH:**

WHEREAS, this First Amendment is made under and pursuant to the rights and powers set forth in the Declaration.

NOW, THEREFORE, the Company, pursuant to the provisions hereinabove referred, hereby amends the Declaration as follows:

1. Section 6.12 shall be amended by adding the following additional paragraph at the end of the section:

For purposes of this Section 6.12, a lot shall be considered to have been subdivided, and new lots created, upon recordation of a plat subdividing said lot in the office of the Clerk of Superior Court of Camden County, Georgia. The owner of the original lot at the time of subdivision shall provide a copy of the recorded plat to the Board within ten (10) days of recordation. All Assessments contemplated in this Declaration shall begin to accrue for each new lot upon recordation of the above-referenced subdivision plat.

BOOK PAGE  
1362 00258

2. Section 8.3.3 shall be amended by deleting the first sentence thereof and replacing it with the following:

“Annual Assessments may be collected in periodic installments as the Board may determine from time to time, but until the Board directs otherwise, they shall be payable annually in advance on the first day of January of each year.”

All other terms and provisions of the Declaration shall remain in full force and effect.

SIGNATURE PAGE FOLLOWS

BOOK PAGE

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IN WITNESS WHEREOF, the Declarant, by and through its authorized representative, does hereby execute this First Amendment, as of the day and year first above written.

COASTAL LAND PARTNERS GA, LLC,  
a Delaware limited liability company

By: NATIONAL LAND PARTNERS, L.L.C.,  
a Delaware limited liability company, Member

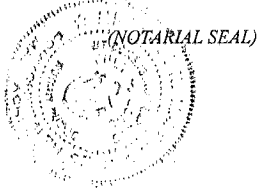
By: AMERICAN LAND PARTNERS, INC.,  
a Delaware corporation, Manager

By: *Timothy D. Smith*  
Timothy D. Smith  
Its: Treasurer

Signed, sealed and delivered  
this 17 day of June, 2007  
in the presence of:

*Todd M. Maly*  
Unofficial Witness

*Michelle K. Manner*  
Notary Public, Berkshire County, MA  
My Commission Expires: 7-4-2008



Recorded JUN 21 2007  
*James P. Waldron*  
Clerk Superior Court

2/12/00

4- Camden Reserve  
 P.O. Box 6642  
 St. Marys, Ga.  
 31558

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## SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR CAMDEN RESERVE

This Second Amendment to the Declaration of Covenants, Conditions, Restrictions, and Easements ("the Declaration") for Camden Reserve is made this 27<sup>th</sup> day of August, 2013 and authorized under Article XVI, Section 16.2 of the Declaration and is applicable to the Declaration originally recorded in the Office of the Clerk of Superior Court of Camden County, Georgia in Deed Book 1263, Page 443 and any subsequently adopted Amendments.

### WITNESSETH:

WHEREAS, this Second Amendment is made under and pursuant to the rights and powers set forth in the Declaration.

NOW, THEREFORE, the members of the Camden Reserve Property Owners Association ("the Association") by and through the Board of Directors of the Association, and in accordance with a duly authorized vote of the members taken on 10<sup>th</sup> day of June, 2013, hereby amends the Declaration as follows:

1. Section 16.2 shall be amended by deleting the provisions therein in their entirety and substituting the following:

Section 16.2. Amendment: This Declaration, or any provision of it, may be modified or amended as to the whole or any portion of the Property, upon the written consent of Owners pursuant to the quorum provisions of Revised Section 4.05 of the Bylaws of Camden Reserve Property Owners' Association, Inc. dated August 27, 2013. Amendments made pursuant to this authorization and to this Section 16.2 shall inure to the benefit of and be binding upon all Owners, their families, tenants, guest, invitees and employees, and their respective heirs, successors, and assigns. A certificate of a Georgia licensed attorney verifying record of ownership of the properties along with a certificate of the Secretary of the Association documenting votes held and voting rights exercised on the basis of such ownership records in accordance with the Revised Section 4.05 referenced above shall be evidence of such ownership and voting representation for the purposes of any such amendment.

2. All other terms and provisions of the Declaration shall remain in full force and effect.

SIGNATURE PAGE FOLLOWS

(Page 1 of 2)

BOOK PAGE  
1686 00690

IN WITNESS WHEREOF, the Camden Reserve Property Owners' Association, Inc., by and through its authorized representative, does hereby execute this Second Amendment, as of this 27<sup>th</sup> day of August 2013.

CAMDEN RESERVE PROPERTY OWNERS' ASSOCIATION, INC.

By: The Board of Directors of the Camden Reserve Property Owners' Association, Inc.

By: Bart Burnette (Seal)  
Bart Burnette, President

Signed, sealed and delivered this 27<sup>th</sup> day of August, 2013 in the presence of:

Melody P.H.  
Witness

Melody P.H.  
Printed Name of Witness

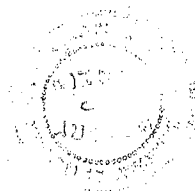
Taylor A.D.  
Witness

Taylor A.D.  
Printed Name of Witness

County of Camden  
State of Georgia

Kimberly Halden  
Notary Public

(Notary Seal)  
My Commission Expires:



Recorded SEP 17 2013  
[Signature]  
Circuit Court

Notary Public  
Camden County, Georgia  
My Commission Expires  
9/15/2014

(Page 2 of 2)

2/12/00

3/12/00 Camden Reserve  
 T.O. Box 6642  
 St. Marys, GA.  
 31558

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BOOK PAGE

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### THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR CAMDEN RESERVE

This Third Amendment to the Declaration of Covenants, Conditions, Restrictions, and Easements ("the Declaration") for Camden Reserve is made this 27<sup>th</sup> day of August, 2013 and authorized under Article XVI, Section 16.2 of the Declaration and is applicable to the Declaration originally recorded in the Office of the Clerk of Superior Court of Camden County, Georgia in Deed Book 1263, Page 443 and any subsequent Amendments.

#### WITNESSETH:

WHEREAS, this Third Amendment is made under and pursuant to the rights and powers set forth in the Declaration.

NOW, THEREFORE, the members of the Camden Reserve Property Owners Association ("the Association") by and through the Board of Directors of the Association, and in accordance with a duly authorized vote of the members taken on 10<sup>th</sup> day of June, 2013, hereby amends the Declaration as follows:

1. Section 6.2 shall be amended by deleting the provisions therein in their entirety and substituting the following:

Section 6.2. Residential Use of Lots: Except for the provisions of Section 6.3 and any present or future common areas under governance of the Camden Reserve Property Owners' Association, Inc., all property shall be used for residential or agricultural purposes as permitted by the applicable zoning and other ordinances of the Camden County Uniform Development Code in its current edition, which shall be incorporated into the Covenants and Bylaws of the Camden Reserve Property Owners' Association, Inc.

2. Section 6.4 shall be amended by deleting the provisions therein in their entirety and substituting the following:

Section 6.4. Dwelling Quality and Size: All residential dwellings and auxiliary structures shall be constructed in full compliance with the provisions of the applicable zoning and other ordinances as required by the Camden County Uniform Development Code. The exterior of each principal residential dwelling must be completed within one (1) year of commencing construction.

(Page 1 of 3)

BOOK PAGE  
1686 00692

3. Section 6.9 shall be amended by deleting the provisions therein in their entirety and substituting the following:

Section 6.9. Maintenance: All lots and property shall be kept in accordance with community standards of Camden Reserve. The Association may adopt explicit rules and standards for such maintenance and revise them as necessary to preserve the intent and integrity of the residential or agricultural use of the property as permitted under provisions set forth above.

4. All other terms and provisions of the Declaration shall remain in full force and effect.

SIGNATURE PAGE FOLLOWS

(Page 2 of 3)

BOOK PAGE  
1686 00693

IN WITNESS WHEREOF, the Camden Reserve Property Owners' Association, Inc., by and through its authorized representative, does hereby execute this Third Amendment, as of this 27<sup>th</sup> day of August 2013.

CAMDEN RESERVE PROPERTY OWNERS' ASSOCIATION, INC.

By: The Board of Directors of the Camden Reserve Property Owners' Association, Inc.

By: Bart Burnette (Seal)  
Bart Burnette, President

Signed, sealed and delivered this 27<sup>th</sup> day of August, 2013 in the presence of:

Melodie Pitts  
Witness  
Melodie Pitts  
Printed Name of Witness

Jay Dixon  
Witness  
Taylor A Dixon  
Printed Name of Witness

County of Camden  
State of Georgia

Kimberly A. Halden  
Notary Public  
SEP 17 2013  
Notary Seal

(Notary Seal)  
My Commission Expires:



(Page 3 of 3)

Notary Public  
Camden County, Georgia  
My Commission Expires  
9/5/2016