

Rec: \$14.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Upon Recording Please Return To:
Stout Kaiser Matteson Peake & Hendrick, LLC
Attn: Joseph C. Peake, III
1117 Perimeter Center West
Suite W-400
Atlanta, Georgia 30338

[Space above Reserved for Recording]

STATE OF GEORGIA }
COUNTY OF CHEROKEE }

Please Cross-Reference
Deed Book 9841, Page 389

**AMENDMENT TO THE DELCARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR STONEY CREEK**

WHEREAS, the Declaration of Covenants, Conditions, Restrictions, and Easements for Stoney Creek was recorded on September 17, 2007 in Deed Book 9841, Page 180, *et seq.*, Cherokee County, Georgia, Records (the "Declaration of Covenants"); and

WHEREAS, the Bylaws of Stoney Creek Community Association, Inc. (the "By-Laws") are recorded as Exhibit "C" to the Declaration of Covenants; and

WHEREAS, Article XVII, Section 17.3 of the Declaration of Covenants provides that after that date on which one hundred percent (100%) of the Lots shown on the final recorded plat or plats of the Community have been conveyed from Declarant to any other Person, the majority of the then Board of Directors, without the approval of the Association members, may record an amendment to submit the Declaration to the Georgia Property Owner's Association Act, O.C.G.A. § 44-3-220, *et seq.*; and

WHEREAS, Article V, Section 5.3 of the By-Laws provides that after that date on which one hundred percent (100%) of the Lots shown on the final recorded plat or plats of the Community have been conveyed from Declarant to any other Person, the majority of the then Board of Directors, without the approval of the Association members, may record an amendment to submit the Declaration to the Georgia Property Owner's Association Act, O.C.G.A. § 44-3-220, *et seq.*; and

WHEREAS, to the best of the knowledge of the Board of Directors of Stoney Creek Community Association, Inc., one hundred percent (100%) of the Lots shown on the final recorded plat or plats of the Community have been conveyed by from the Declarant to other Persons such that the Declarant no longer owns any property described in Exhibits "A" and "B" to the Declaration of Covenants; and

THIS AMENDMENT SUBMITS THE PROPERTY TO THE PROVISIONS OF THE GEORGIA PROPERTY OWNERS' ASSOCIATION ACT, O.C.G.A § 44-3-220, ET SEQ. CLOSING ATTORNEYS SHOULD CONTACT THE ASSOCIATION REGARDING ASSESSMENTS, LIENS, AND OUTSTANDING CHARGES ON HOMES IN THE COMMUNITY

Rec: \$14.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA


WHEREAS, on August 15, 2017, a majority of the members of the Board of Directors of Stoney Creek Community Association, Inc. voted to amend the Declaration of Covenants for the purpose of submission of the Declaration of Covenants to the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, *et seq.*, and for conformity therewith.

NOW, THEREFORE, by and through execution and recordation of this Amendment, the Declaration of Covenants are hereby submitted to the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, *et seq.*,

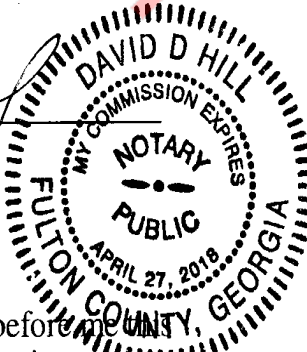
IN WITNESS WHEREOF, the undersigned officers of the Stoney Creek Community Association, Inc., hereby certify that this amendment to the Declaration of Covenants was duly approved and adopted by a majority vote of the Board of Directors of Stoney Creek Community Association, Inc.

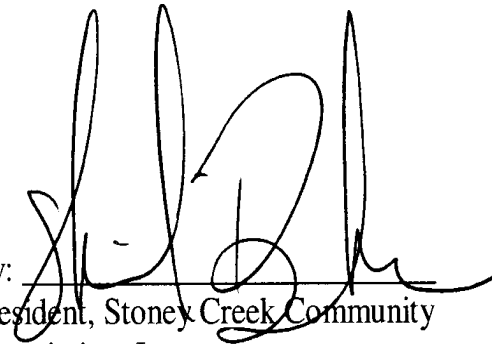
This 15 day of August, 2017.

Sworn to and subscribed before me this 15th day of August, 2017.




Notary Public
My commission expires:



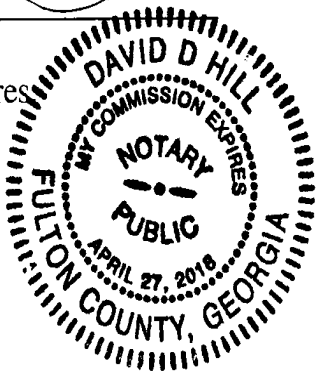
By: 

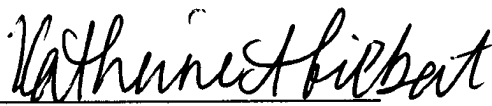
President, Stoney Creek Community Association, Inc.

Sworn to and subscribed before me this 15th day of August, 2017.



Notary Public
My commission expires:



Attest: 

Secretary, Stoney Creek Community Association, Inc.