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STACY K. HARALSON  
Clerk Superior Court, HARRIS SUPERIOR COURT  
Bk 01470 Pg 0405-0407

Return to: ~~Weissman, Nowack, Curry & Wilson, P.C.~~  
~~One Alliance Center, 4<sup>th</sup> Floor~~  
~~3500 Lenox Road~~  
~~Atlanta, Georgia 30326~~  
ATTN: RFD

NowackHoward, LLC  
Resurgens Plaza, Suite 1250  
945 E Paces Ferry Rd. NE  
Atlanta, GA 30326 Attn: Rebecca F. Drube

STATE OF GEORGIA  
COUNTY OF HARRIS

Cross Reference:

Deed Book 702  
Page 439, et seq.

Deed Book 702  
Page 553

Deed Book 1406  
Page 321

**AMENDMENT TO THE**  
**DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**  
**FOR LONGLEAF AT CALLAWAY**

WHEREAS, the Community Charter for Callaway Resort Residential Properties was recorded on December 3, 2003 in the Office of the Clerk of Superior Court of Harris County, Georgia (the "Harris County Records") at Book 702, Page 439, *et seq.* (as it has been and may be amended and supplemented from time to time, the "Charter"), to establish a governance structure and standards and procedures for the development, administration, maintenance and preservation of residential properties within the Callaway Gardens Resort, a mixed-use, master planned resort community ("Callaway Resort"). The Callaway Residential Owners Association, Inc. (the "Master Association") was created to administer and enforce the Charter and to own, operate, and/or maintain various common areas and community improvements within the "Residential Community" made subject to the Charter; and

WHEREAS, the real property comprising the Longleaf Service Area ("Longleaf") was developed as part of the Residential Community and made subject to the Charter by that certain Supplement to the Community Charter for Callaway Resort Residential Properties - Longleaf at Callaway, recorded December 3, 2003 in the Harris County Records at Book 702, Page 553, *et seq.* (as amended and supplemented, the "Longleaf Supplement").

WHEREAS, the Longleaf Supplement was amended, replaced, and superseded in its entirety by and with that certain Declaration of Covenants, Conditions and Restrictions for Longleaf at Callaway recorded on August 31, 2015 in Deed Book 1406, Page 321 of the Harris County, Georgia Official Records (the "Declaration"); and

WHEREAS, pursuant to Article 12, Section 12.2 of the Declaration, the Declaration may be amended by the affirmative vote or written consent, or any combination thereof, of Owners casting at least 67% of the total eligible votes in the Longleaf Association; and

WHEREAS, at least at least 67% of the total eligible votes in the Longleaf Association desire to amend the Declaration and have approved this Amendment; and

NOW THEREFORE, the Declaration is hereby amended as follows:

**1.**

**Article 5, Section 5.2 is hereby amended by deleting therefrom, in its entirety, the first two sentences thereof, and substituting therefor the following:**

Except as provided in this section, the maintenance of a Longleaf Unit, including all structures and any landscaping or improvements, shall be the responsibility of the Longleaf Unit Owner. Without limitation, the Longleaf Unit Owner's maintenance responsibility includes maintenance, repair and replacement, as necessary, of any irrigation equipment located upon and serving such Longleaf Unit Owner's Unit. Longleaf Units shall be maintained in a manner consistent with the Longleaf Documents, the Longleaf Standard, and the Governing Documents.

**2.**

**Article 5, Section 5.2 is hereby further amended by deleting therefrom, in its entirety subparagraph 5.2(c), that reads as follows:**

(c) operation, maintenance, repair, and re-placement, as necessary, of any irrigation equipment (including, without limitation, any sprinklers, pumps, wells, water lines and time clocks, wherever located) serving the Longleaf Units, except that the Longleaf Association shall have no responsibility for any sprinklers or other irrigation equipment installed by the Owner or occupant of any Longleaf Unit.

IN WITNESS WHEREOF, the undersigned officers of the Longleaf Community Association, Inc. hereby certify that the above Amendments were duly adopted by the required percentage of the membership and that any required notices have been duly given.

This 11 day of November 2016

**ASSOCIATION:  
LONGLEAF COMMUNITY ASSOCIATION, INC.**

By: \_\_\_\_\_

President

Sworn to and subscribed  
this 11 day of Nov,  
2016 in the presence of:

[Signature]  
WITNESS

Attest: \_\_\_\_\_

Secretary

[CORPORATE SEAL]

[Signature]  
NOTARY PUBLIC

[NOTARY SEAL] **CAN REINACHER**

Notary Public Troup County, Georgia  
My Commission Expires June 03, 2017