



Doc ID: 008646740002 Type: GLR  
Filed: 12/30/2003 at 02:53:33 PM  
Fee Amt: \$12.00 Page 1 of 2  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk

BK 2858 PG 330-331

Please return to:  
G/Neal, Long & Hall  
P.O. Box 730  
Warner Robins, GA 31099

**AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTION AND EASEMENTS  
FOR THE SUBDIVISION KNOWN AS**

**THE VILLAS AT AUTUMN TRACE  
ADDITION NO. 1**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, made and published this 17th day of December, 2003, by **EAGLE SPRINGS, LLC**, a limited liability company organized and existing in accordance with the laws of the State of Georgia, hereinafter referred to as "Declarant".

**WITNESSETH**

WHEREAS, Declarant is the owner of certain real property located in Land Lot 97 of the Fifth Land District, Houston County, Georgia, which has been subdivided into individual lots, tracts or parcels which, together with the streets and other improvements have been designated as **THE VILLAS AT AUTUMN TRACE, Addition No. 1, EAGLE SPRINGS**, (the "Subdivision"), and are delineated on those certain maps or plats or survey of said subdivision prepared by Waddle & Company, certified by Theodore W. Waddle, Jr., Georgia Registered Land Surveyor No. 2139, dated February 12, 2001, recorded in Plat Book 57, Page 83, Clerk's Office, Houston Superior Court; and

WHEREAS, it is to the interest, benefit and advantage of the Declarant and to each and every person who shall hereafter purchase any lot in the subdivision that covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land; and

WHEREAS, certain covenants, conditions, restrictions and easements have heretofore been published and declared with respect to The Villas at Autumn Trace, said covenants, conditions, restrictions and easements being dated June 29, 2000, of record in Deed Book 1540, Pages 876-909; amended by Amendment to covenants, conditions, restrictions and easement of the Subdivision known as The Villas at Autumn Trace; and

WHEREAS, the Declarant is desirous of amending the aforesaid Covenants in certain particulars and to extend the applicability of said Covenants to include, in addition to the property described therein, the Subdivision developed for single-family residential purposes to be known and designated as **THE VILLAS AT AUTUMN TRACE, ADDITION NO. 1**.

NOW THEREFORE, for and in consideration of the premises and of the benefits to be derived by Declarant and his successors in title, and to each and every subsequent owner of any of the lots, tracts, or parcels hereinafter described, Declarant does hereby modify and amend the said Covenants, dated June 29, 2000, of record in Deed Book 1540, Pages 876-909; in the following particulars, to-wit:

BOOK 2858 PAGE 331

1. Additional Property Subject to Covenants. The following described lots, tracts or parcels of land shall be, and the same hereby are made, subject to the terms, provisions and conditions set forth in said Covenants and said Covenants are hereby modified and amended so as to include the following described lots, tracts or parcels of land, to-wit:

All those tracts or parcels of land situate, lying and being in Land Lot 97 of the Fifth Land District, Houston County, Georgia, being known and designated as Lots 76, 76A, 77, 77A, 78, 78A, 79, 79A, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 93A, 94, 94A, 95, 95A, 96 and 97 of a subdivision known as ADDITION NO. 1 TO THE VILLAS AT AUTUMN TRACE, EAGLE SPRINGS, according to a plat of survey of said subdivision prepared by Waddle & Company, dated October 29, 2003, a copy of which is of record in Plat Book 61, Pages 210 - ---, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference thereto for all purposes.

2. Binding Effect; Effective Date. Said Covenants shall become effective immediately and shall run with the land, and shall be binding upon all persons claiming under the through Declarant under the terms, conditions, stipulations and provisions contained therein. Except to the extent hereby amended and modified to include the above described subdivision, said Covenants shall remain in full force and effect unless and until same are extended or terminated in accordance with the provisions thereof.

IN WITNESS WHEREOF, the undersigned have set their hands and seals to this instrument, or have caused same to be executed by their duly authorized corporate officers, as of the day and year first above written.

Sworn to and subscribed before me, this 17 day of Dec, 2003

EAGLE SPRINGS, LLC

*Melba Conner*  
Notary Public

By *Charlie N. McGlamry*  
Charlie N. McGlamry, Manager

