


Return to:  
COEL Development Co, Inc.  
7009 Evans Town Center Blvd.  
Evans, GA 30809

Book 01548:1095 Augusta - Richmond County  
2016038398 09/16/2016 10:39:45.02  
\$14.00 DECLARATION RESTRICTIVE COVENA  
  
2016038398 Augusta - Richmond County

STATE OF GEORGIA                    )  
  )  
COUNTY OF RICHMOND            )

**AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS**  
**ESTABLISHING AND PROVIDING FOR**  
**HAYNE'S STATION COMMUNITY ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for Hayne's Station Community Association, Inc. dated January 20, 2012 is recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Deed Book 1331, page 0066 through page 0082, as subsequently amended; and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. reserve unto itself, its successors and assigns, the right to amend this Declaration or any portion thereof as it may deem necessary because all lots have not been sold and the rights to amend have not been assigned to the Association; and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. desire to amend the Declaration of Covenants and Restrictions Establishing and Providing for Hayne's Station Community Association, Inc.; and

NOW, THEREFORE, for One & 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. do hereby amend the Declaration of Covenants and Restrictions Establishing and Providing for Hayne's Station Community Association, Inc. dated

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January 20, 2012 by deleting Article V, Section 3, Paragraph (f) in its entirety and replacing it with the following:

Article V

Section 3. Application of "Maximum" Assessment.

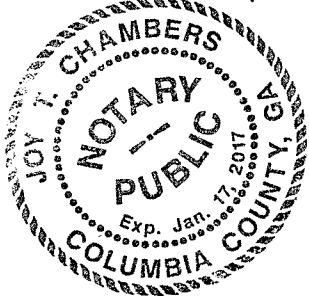
(f) From and after January 1, 2013, the maximum regular annual assessment shall be increased each year by the Board of Directors of the Association by an amount not in excess of ten (10%) per cent per year over the previous year. However, the Board of Directors may suspend such automatic increase at its own discretion.

This Amendment is made and entered into this 15<sup>th</sup> day of Sept., 2016.

Sworn to and subscribed  
Before me this 15<sup>th</sup> day of  
Sept., 2016.

[Signature]  
Witness

[Signature]  
Notary Public  
My commission expires: 1-17-17



COEL Development Co., Inc.  
[Signature] (L.S.)  
Bill B. Beazley  
As its: President

Stephen Beazley Builders, Inc.  
[Signature] (L.S.)  
Stephen Beazley  
As its: President

Filed in this office:  
Augusta - Richmond County  
09/16/2016 10:39:45.02  
Elaine C Johnson  
Clerk of Superior Court