


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

Book 01524:0192 Augusta - Richmond County  
2016015049 03/22/2016 13:52:23.02  
\$16.00 DECLARATION RESTRICTIVE COVENA  
  
2016015049 Augusta - Richmond County

STATE OF GEORGIA                    )  
  )  
COUNTY OF RICHMOND                )

**AMENDMENT TO THE DECLARATION OF RIGHTS, RESTRICTIONS,  
AFFIRMATIVE OBLIGATIONS, AND CONDITIONS APPLICABLE TO  
MANCHESTER**

WHEREAS, the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Manchester Section One Phase One dated September 12, 2006 is recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Deed Book 01077, page 2530 through page 2548, as subsequently amended; and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc. reserves 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. desires to amend the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Manchester Section One Phase One, as subsequently amended; 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. does hereby amend the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Manchester Section One

Phase One dated September 12, 2006 by deleting Article VII, Section 9 in its entirety and replacing it with the following:

Article VII.

9. Fences and Hedges. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet about the roadway shall be placed or permitted to remain on any street corner within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded street corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any portion of the property within ten (10) feet from the intersection of a street property line with the end of a driveway. Trees within such sight-line areas at street corners or driveway intersections shall be maintained in such a manner that the foliage line rows not obstruct the specified sight lines at elevations between two (2) and six (6) feet above the roadway.

No fence, wall, hedge or similar structure shall be constructed or maintained on any Lot more than six (6) feet in height or nearer the street boundary line of the Lot than the rear line of the main residential building as extended to the side lot lines. On corner lots, fences, walls, hedges or similar structures shall not be constructed or maintained between the minimum building line and the street. Nevertheless, low, decorative walls or hedges may be erected past the front line of the main residential structure or beyond the minimum building line with the written approval of the Architectural Control Committee.

All fences shall be Pressure Treated Pine constructed in the "shadow box" style, six (6) feet high with six (6) inch dog-eared pickets. If fence treatment is applied it must be clear so as to retain the natural color of the wood.

The company retains an easement of 18 inches across property lines to tie-in new privacy fences with existing fences for any neighborhood home builder.

The Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Manchester Section One Phase One are hereby ratified, and shall remain in full force and effect except to the extent inconsistent with the amendments set forth herein.

(SIGNATURES ON NEXT PAGE)

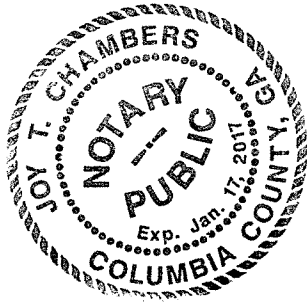
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This Amendment is made and entered into this 18<sup>th</sup> day of March, 2016.

Sworn to and subscribed  
Before me this 18<sup>th</sup> day of  
March, 2016.

[Signature]  
Witness

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



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

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

Filed in this office:  
Augusta - Richmond County  
03/22/2016 13:52:23.02  
Elaine C Johnson  
Clerk of Superior Court