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205 Pitcarin Way
Augusta, GA 30909

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2007005561 02/02/2007 14:25:10.00
\$14.00 DECLARATION RESTRICTIVE COVENA
2007005561 Augusta - Richmond County

STATE OF GEORGIA

COUNTY OF RICHMOND

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

THIS AMENDMENT TO DECLARATION OF RIGHTS, RESTRICTIONS,
AFFIRMATIVE OBLIGATIONS AND CONDITION APPLICABLE TO
MANCHESTER SUBDIVISION is made and published as of this the 30 day of
January 2007 by Nordahl & Company, Inc., a Company organized and
existing pursuant to the laws of the Sate of Georgia, hereinafter referred to as
"Developer",

WITNESSETH:

Whereas, Nordahl & Company, Inc. by Declaration Of Rights, Restrictions,
Affirmative Obligations And Condition Applicable To Manchester Subdivision dated
September 12, 2006 recorded in the office of the Clerk of Superior Court of Richmond
County, Georgia in Realty Reel 1077 at Pages 2530-2548, did publish and declare certain
Rights, Restrictions, Affirmative Obligations And Condition Applicable To Manchester
Subdivision; and

Whereas, pursuant to the powers reserved by Nordahl & Company, Inc. in Article
VII of said Rights, Restrictions, Affirmative Obligations and Conditions dated September
12, 2006 desires to modify, amend and supplement said Rights, Restrictions, Affirmative
Obligations and Conditions dated September 12, 2006 as follows:

1. **Article IV, Paragraph 2, subparagraph i) shall be amended to read as follows:**

In the event that a Lot and the improvements thereon
are, in the sole opinion of the Association, not being
properly maintained and the Owner fails to correct such
deficiencies after ten (10) days written notice, the

Association shall be authorized to enter the property and maintain the property in a reasonable and proper manner, the cost of such maintenance or repairs together with a service charge equal to 25% of such costs, shall be added to and become a part of the annual assessment to which such Lot is subject. The Association may recover such cost in the same manner as payments of the delinquent assessments are enforced hereunder.

2. Article IV, Paragraph 2 shall be supplemented with the addition of a subparagraph k), which shall read as follows:

k) In the event that a mailbox serving a Lot is damaged or removed, the Association shall contract for the repair or replacement of same and bill the Owner of said Lot for the cost of the service at the amount of the actual cost of the service.

3. Article VI, Paragraph 2 shall be amended to read as follows:

Failure of Maintenance. If an Owner fails to maintain the exterior of his Home, driveway, walkway, and yard in a clean and attractive condition and in good order and repair, in a manner satisfactory to the Association, the Association shall have the right and an easement appurtenant thereto, through its agents and employees, to enter upon such Lot to repair, maintain, and restore the exterior thereof, provided that the Owner of such Lot shall have failed to repair, maintain, and restore the exterior after having received at least ten (10) day's written notice from the Board specifying the nature of the repairs, maintenance or restoration deemed necessary by the Board. Provided further, if an Owner or an agent of said Owner, either intentionally or negligently damages any portion of any Lot or Common Area so as to create a health or safety hazard to adjoining Lots or Areas, or to create a nuisance or to be unsightly and not in keeping with the quality of Manchester subdivision as determined by the Association, then the Owner who caused, or whose agent caused, said damage shall be liable and responsible for the repair of the same. After having received at least ten (10) day's written notice from the Board specifying the nature of the damages and such damage has not been repaired, then in such an event, the Association shall repair said damages. The cost of such maintenance or repairs described in this Section, together with a service charge equal to twenty five percent

(25%) of such costs, shall be added to and become part of the annual assessment to which such Lot is subject, and the Association may recover such cost in the same manner as payments of delinquent assessments are enforced hereunder. Such assessment shall in every respect constitute alien on the Lot as would any other assessment.


4. Article VII, Paragraph 9 shall be supplemented with the addition of the following after the last sentence of said Paragraph 9:

All fence treatment applied must be approved by the Architectural Control Committee and must either be clear so as to retain the natural color of the wood or must be in the colors known as "Nordahl River Birch" or "Nordahl Blue Shadow." Specifications and recommended suppliers of these colors may be obtained from the Architectural Control Committee, although each Owner shall be free to obtain the treatments from any supplier as long as the specifications are met.

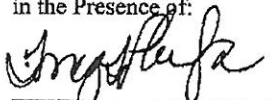
NOW THEREFORE, Nordahl & Company, Inc. does hereby as aforesaid modify, amend and supplement said Rights, Restrictions, Affirmative Obligations and Conditions dated September 12, 2006 and recorded in the office of said Clerk of Superior Court of Richmond County, Georgia in Realty Reel 1077 at Pages 2530-2548.

IN WITNESS WHEREOF, Nordahl & Company, Inc. has caused these presents to be executed by and through its duly authorized corporate officer and its corporate seal to be affixed the day and year first above written as the date of these presents.

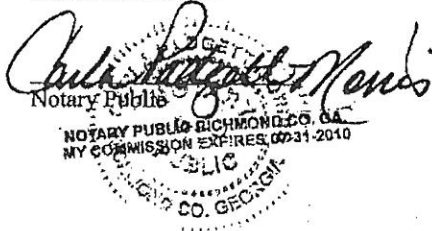
Nordahl and Company, Inc.


By: DONNA REDD
As: its Vice President

Signed, Sealed and Delivered
in the Presence of:



Unofficial Witness



Filed in this office:
Augusta - Richmond County
02/02/2007 14:25:10.00
Elaine C. Johnson
Clerk of Superior Court