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

Book 01548:1099 Augusta - Richmond County
 2016038400 09/16/2016 10:39:45.04
 \$14.00 DECLARATION RESTRICTIVE COVENA

 2016038400 Augusta - Richmond County

STATE OF GEORGIA)
)
 COUNTY OF RICHMOND)

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

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

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Phase One dated September 12, 2006 by deleting Article III, Section 6 in its entirety and replacing it with the following:

Article III.

6. Ownership and Maintenance of Common Properties. The Association shall be responsible for the exclusive management of the Common Properties, and shall maintain the same in a clean and attractive condition, and in good order and repair. The Association shall manage and maintain the storm water and/or water quality systems or facilities that are owned by the Association. The Association shall maintain the entrance features of Manchester Subdivision in an attractive condition.

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.

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

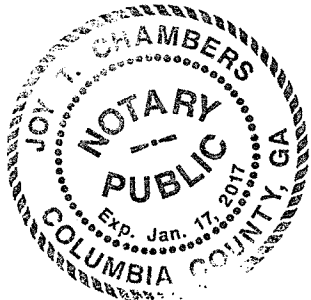
Sworn to and subscribed
Before me this 15th day of
Sept., 2016.

[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
09/16/2016 10:39:45.04
Elaine C Johnson
Clerk of Superior Court