


Return to:  
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Evans, GA 30809

Cross-reference with Deed Book 1077, page 2530

Book 01282:0474 Augusta - Richmond County  
2010046871 11/17/2010 11:21:22.00  
\$14.00 DECLARATION RESTRICTIVE COVENA  
  
2010046871 Augusta - Richmond County

STATE OF GEORGIA                    )  
  )  
COUNTY OF COLUMBIA            )

**AMENDMENT NUMBER FIVE**  
**TO 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 the Manchester Subdivision dated September 12, 2006 is recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Deed Book 1077, page 2530 through page 2548; and

WHEREAS, COEL Development Co., Inc. and Stephen Beazley Builders, Inc., successors in interest to Nordahl and Company, 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 the Manchester Subdivision; 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 the Manchester Subdivision dated September 12, 2006 by adding the following enumerated provisions and restrictions to Article IV, 3:

**The regular annual assessment shall be billed annually by February 1<sup>st</sup> of each year and shall be due and payable on February 28<sup>th</sup>. The Board of Directors may, at its discretion, allow monthly, semi-annual, or quarterly installment payments of regular annual assessments on property owned by Members.**

This Amendment is made and entered into this 21<sup>st</sup> day of October, 2010.

Sworn to and subscribed  
Before me this 21<sup>st</sup> day of  
October, 2010.

M Russell  
Witness

COEL Development Co., Inc.

BB Beazley (L.S.)  
Bill Beazley  
As its: President

Susan G Erway  
Notary Public  
My commission expires: July 15, 2014

Stephen Beazley Builders, Inc.

Stephen Beazley (L.S.)  
Stephen Beazley  
As its: President



Filed in this office:  
Augusta - Richmond County  
11/17/2010 11:21:22.00  
ELAINE C. JOHNSON  
Clerk of Superior Court