


Sect. 3

Book 01195:0572 Augusta - Richmond County
2008045681 10/20/2008 16:13:43.00
\$18.00 DECLARATION RESTRICTIVE COVENA

2008045681 Augusta - Richmond County

After Recording, Please Return to:
McLeod & Dowling
4420 Evans to Locks Road
Evans, GA 30809

STATE OF GEORGIA

RICHMOND COUNTY

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

THIS AMENDMENT NUMBER THREE TO DECLARATIONS OF RIGHTS, RESTRICTIONS, AFFIRMATIVE OBLIGATIONS AND CONDITIONS APPLICABLE TO MANCHESTER SUBDIVISION ("Amendment No. 3") is made this 26th day of October, 2008 by Coel Development Co., Inc, and Stephen Beazley Builders, Inc., Georgia Corporations (collectively known as the "Developer").

WHEREAS, on September 15, 2007, Nordahl and Company, Inc. (hereafter "Nordahl") filed for record a Declaration of Rights, Restrictions, Affirmative Obligations and Conditions applicable to Manchester Subdivision (hereafter "Declarations") which are recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Deed Book 1077, at page 2530;

WHEREAS, on February 2, 2007, Nordahl filed for record an Amendment to the Declarations which are recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Deed Book 1103, at page 0382;

WHEREAS, on September 12, 2007, Nordahl filed for record an Amendment Number Two to the Declarations which are recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Deed Book 1142, at page 1054;

WHEREAS, on this date, Developer, is a successor in interest to Nordahl;

WHEREAS, pursuant to the powers reserved in Article VII of the Declarations, Developer desires to modify, amend and supplement the Declarations by adding additional property to be covered by such Declaration..

NOW, THEREFORE, Developer hereby amends the Declarations as of the date of this Amendment No. 3 by adding the following property ("Additional Property"):

1. All those certain lots or tracts of land situate, lying and being in Richmond County, Georgia and being shown and designated as Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21 of Block "C" as shown on that certain plat of Section 3 of Manchester prepared for Coel Development Co., Inc. and Stephen Beazley Builders, Inc., by Southern Partners Inc., dated August 7, 2008 and recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Plat Book 4, Page 289. Reference to said plat is hereby made for a more complete and accurate description of the properties described.

On and after the date of the Amendment No. 3, the term of "Property" in the Declarations shall be deemed to include the Additional Property. Developer hereby declares that the Additional Property shall be held, transferred, sold, conveyed, leased and occupied subject to the Declarations, each and all of which are for, and shall inure to benefit of and pass with each and every parcel of the Additional Property and shall apply to and bind the heirs, assignees, and successors in interest of Developer.

2. Except as specifically modified herein, the Declarations shall remain in full force and effect.

IN WITNESS WHEREOF, Developer has caused this Amendment No. 3 to be executed, under seal, by it's duly authorized officer, the day and year first above written.

Coel Development Co, Inc.

By: BB Beazley
Bill B. Beazley
As: President

SIGNED, SEALED AND DELIVERED
in the presence of:

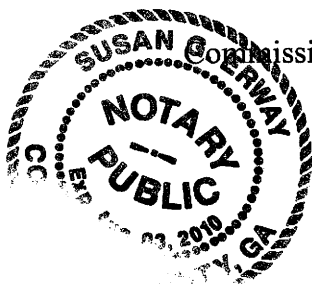
Juli King
Witness

Susan Conway
Notary Public

Stephen Beazley Builders, Inc.

By: SB Beazley
Stephen Beazley
As: President

Commission Expires on: August 3, 2010



Filed in this office:
Augusta - Richmond County
10/20/2008 16:13:43.00
ELAINE C JOHNSON
Clerk of Superior Court