

Return to:
Lee Mason, Esq.
Law Offices of Lee Mason, LLC
101 Devant Street, Suites 904 & 905
P.O. Box 143089
Fayetteville, Georgia 30214

DOCH 030655
FILED IN OFFICE
12/22/2020 12:54 PM
BK:5204 PG:461-462
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Reference: Deed Book 3300, Page 270

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR COGGIN'S FARM SUBDIVISION**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COGGIN'S FARM SUBDIVISION is made this 22nd day of December, 2020, by Coggin's Farm Homeowner's Association, Inc., a Georgia non-profit corporation (hereinafter referred to as "Coggin's Farm") in accordance with the then applicable Declarations governing such property.

WITNESSETH:

WHEREAS, on January 17, 2008, that certain Declaration of Covenants, Conditions, Restrictions and Easements for Coggin's Farm subdivision was recorded in Deed Book 3300, Pages 270-279, Coweta County, Georgia records (hereinafter referred to as the "Declaration"); and

WHEREAS, the Association members desire to amend the Declaration to submit same to the Georgia Property Owners' Association Act; and

WHEREAS, the Amendment was presented to the membership at the Special Meeting held on December 1, 2020 and thereafter was duly adopted by the affirmative vote of seventy-five percent (75%) of the membership; and

WHEREAS, the Amendment does not require the written approval of HUD or VA and are not material with respect to mortgagees on Lots in that it does not materially and adversely affect the security title or interest of any mortgagee; provided, however, if a court of competent jurisdiction determines that this amendment does so without such mortgagee's consent, then this amendment shall not be binding on the mortgagee so involved, unless it consents hereto; and if such consent is not forthcoming, then the provisions of the Declaration prior to these amendments shall control with respect to the affected mortgagee; and

WHEREAS, the sole purpose of this Amendment is to submit and conform the Declaration, the Association and the property described in the Declaration to the Georgia Property Owners' Association Act ("Act");

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Article I (Definitions) of the Declaration is hereby amended by adding the following definition to the end thereof:

Section 10. "Act" means the Georgia Property Owners' Association Act, O.C.G.A. §44-3-220, et seq., as may be amended.

2. Article VI of the Declaration is hereby added as follows:

Submission to the Georgia Property Owners' Association Act. The Community is a residential property owners' development submitted to the Georgia Property Owners' Association Act, O.C.G.A. §44-3-220, et. seq., as may be amended ("Act"). The Community is subject to this Declaration and the Act and if there is any conflict between Coggin's Farm's current Declaration and/or Bylaws and the Act, the Act will control.

THIS COMMUNITY IS SUBMITTED TO THE GEORGIA PROPERTY OWNERS' ASSOCIATION ACT, O.C.G.A. §44-3-220 ET. SEQ. CLOSING ATTORNEYS SHOULD CONTACT THE ASSOCIATION FOR A STATEMENT OF ACCOUNT FOR ASSESSMENTS, TRANSFER FEES AND OTHER CHARGES DUE ON LOTS AND ESTOPPEL CERTIFICATES REGARDING ANY OUTSTANDING COVENANTS VIOLATIONS ON LOTS PURSUANT TO THE PROVISIONS OF THIS DECLARATION.

2/25
BMY

IN WITNESS WHEREOF, the undersigned has executed this Amendment subjecting the Declaration to the Georgia Property Owners' Association Act this 22nd day of December, 2020.

COGGIN'S FARM HOMEOWNER'S ASSOCIATION, INC.,
a Georgia non-profit corporation

By: [Signature] (Seal)
Tommy Alzert, Co-President

By: [Signature] (Seal)
Jim Droskinis, Co-President

Attest: [Signature] (Seal)
Lisa Bailey, Secretary

✓

Sworn and subscribed to before me this
22nd day of December, 2020.

[Signature]
Witness

[Signature]
Notary Public

[NOTARY SEAL]

