


Doc ID: 030026020003 Type: COVE
Recorded: 10/18/2016 at 04:30:59 PM
Fee Amt: \$18.00 Page 1 of 3
Chatham, Ga. Clerk Superior Court
Daniel Massey Clerk Superior Court
BK **924** PG **618-620**

RETURN TO:
McCorkle & Johnson, LLP
319 Tattnall Street
Savannah, Georgia 31401
Attn: Colby E. Longley

PLEASE CROSS REFERENCE:
Deed Book 326-Y, Page 84,
Deed Book 344-Q, Page 232
Chatham County Georgia records

**SECOND AMENDMENT TO
NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE GATES AT SAVANNAH QUARTERS**

THIS AMENDMENT TO THE NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GATES AT SAVANNAH QUARTERS (this "Second Amendment"), made as of the 5TH day of October, 2016, by THE GATES AT SAVANNAH QUARTERS PROPERTY OWNERS ASSOCIATION, INC. a Georgia non-profit corporation (the "Association"), and K. HOVNANIAN CRAFTBUILT HOMES OF GEORGIA, LLC (the "Declarant").

WHEREAS, Declarant submitted certain real property to the provisions of that certain Neighborhood Declaration of Covenants, Conditions and Restrictions for the Gates at Savannah Quarters dated July 7, 2007, and recorded at Deed Book 326-Y, Page 84, Chatham County, Georgia records (as amended and re-recorded from time to time, the "Declaration");

WHEREAS, the United States Department of Housing and Urban Development ("Department") investigated a Fair Housing and Equal Opportunity complaint pursuant to 42 U.S.C. 3601, *et seq.* as amended from time to time ("Act"), alleging that a certain provision of the Declaration violated the Act; and,

WHEREAS, the Association, by and through a vote of its Members, wishes to amend the Declaration in order to bring it in compliance with the Fair Housing Act, 42 U.S.C. § 3601 *et seq.*, as amended.

NOW THEREFORE, for and in consideration of One Dollar (\$1.00) in hand paid, the above listed recitals, and the benefits to be derived by the Owners and each and every subsequent Owner of any property located within The Gates at Savannah Quarters, the Association, by and through its Board of Directors, amends the Declaration as follows:

1. All capitalized terms not otherwise defined in this Second Amendment shall have the meanings ascribed thereto in the Declaration.

2. Section 6.25 Occupancy Restrictions is deleted in its entirety and the following inserted in its place:

“Section 6.25 Non-Family Member Occupancy Restrictions This occupancy restriction applies to both Homeowners and their renters or tenants. Occupancy of Homesites by family members must be in compliance with all state laws and local ordinances. Homesites are restricted to single-family, residential uses only.”

3. Except as amended by this Second Amendment, all terms and conditions of the Declaration shall remain in full force and effect. The Association and Declarant hereby ratify, confirm and reaffirm the Declaration, as hereby modified and amended. In the event of a conflict between the terms of the Declaration and the terms of this Second Amendment, the terms of this Second Amendment shall control.

4. This Second Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which, when taken together, shall constitute one and the same instrument. For purposes of this Second Amendment, signatures delivered by facsimile shall be as binding as originals upon the parties so signing.

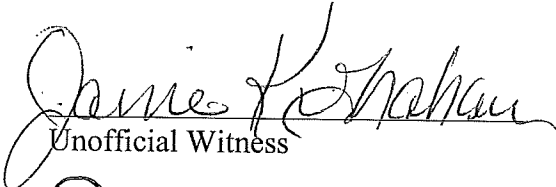
[Signature Page Follows]


IN WITNESS WHEREOF, the Association has executed this Second Amendment on the day and year above first written.

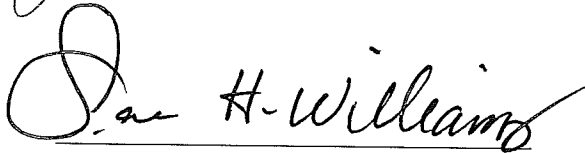
Signed, sealed and delivered
this 5 day of October,
2016, in the presence of:

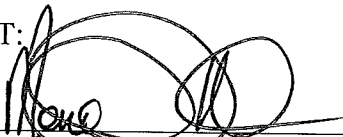
ASSOCIATION:

**THE GATES AT SAVANNAH QUARTERS
PROPERTY OWNERS ASSOCIATION, INC.,**
a Georgia non-profit corporation


Unofficial Witness

By: 
Name: Caroline Colombier
Its: President


Notary Public
My Commission Expires: 1-30-18

ATTEST: 
By: Monique Herron
Name: Monique Herron
Its: Secretary

Sara H. Williams
NOTARY PUBLIC
Chatham County
State of Georgia
My Commission Expires January 30, 2018

[Corporate Seal]