



Return to:
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STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

**AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS
ESTABLISHING AND PROVIDING FOR SOUTHAMPTON COMMUNITY
ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for Southampton Community Association, Inc. dated November 6, 2007 is recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia in Deed Book 1151, page 656 through page 675, 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 Covenants and Restrictions Establishing and Providing for Southampton Community Association, Inc.; 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 Covenants and Restrictions Establishing and Providing for Southampton Community Association, Inc. dated

November 6, 2007 by deleting Article V, Paragraph 10 it in its entirety and replacing it with the following:

Article V

10. Effect of Non-Payment of Assessment. The Personal Obligation of the Owner, the Lien; Remedies of the Association.

If any assessment or installment of an assessment is not paid in full within thirty (30) days of the due date, a late charge of twenty-five (\$25.00) dollars may be imposed without further notice or warning to the delinquent Owner, and interest at the rate of ten (10%) percent per anum.

If the regular annual assessment or any special assessment is not paid on or before past due date which shall be established by the Board of Directors, then such assessment shall become delinquent and shall become a charge and continuing lien on the land and all improvements thereon, against which each such assessment is made, in the hands of the then Owner, his heirs, devisees, personal representatives, tenants, successors, and assigns.

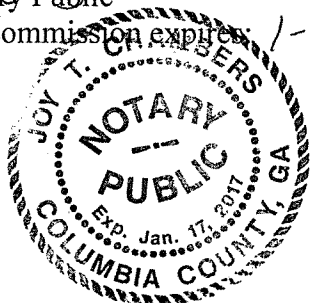
If the assessment is not paid within thirty (30) days after the past due date, the Association may at its election bring an action to foreclose its lien on the property or bring an action at law against the Owner personally. If a delinquent assessment is put in the hands of an attorney at law for collection, there shall be added to the amount of such assessment all costs of collection including but not limited to fifteen (15%) percent of the amount of the delinquent assessment and all interest thereon as reasonable attorney's fees.

This Amendment is made and entered into this 17th day of November, 2015.

Sworn to and subscribed
Before me this 17th day of
November, 2015.

Julie C. Brewer
Witness

Joy S. Ca
Notary Public
My commission expires 1-17-17



COEL Development Co., Inc.

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

Stephen Beazley Builders, Inc.

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

Filed in this office:
Augusta - Richmond County
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Elaine C Johnson
Clerk of Superior Court