

recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia, in Plat Slide 429, Page 8. For a more particular description of said lot conveyed herein, reference is made to said subdivision map which is incorporated herein and made a part hereof by specific reference.

It is the intention of this Third Amendment to subject the Additional Property to the terms and conditions of the Covenants.

2. By deleting Paragraph 3 - Dwelling Quality and Size and substituting in lieu thereof the following:

No plans will be approved unless the proposed residence has a minimum square footage of two thousand (2,000') square feet of enclosed dwelling area. The term "enclosed dwelling area", as used in this paragraph, shall mean the total enclosed area within a dwelling; provided, however, that such term does not include garages, boat sheds, terraces, decks, open porches and the like areas; and provided, further, that shed type porches, even though attached to the house, are specifically excluded from the definition of the aforesaid term "enclosed dwelling area".

It is the intention of this Third Amendment to subject the Additional Property and all further property submitted to the Covenants to the above restrictions.

IN WITNESS WHEREOF, Declarant has executed this Amendment, effect the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Deborah L. Runion  
Witness

Andrea K. Sapp  
Notary Public

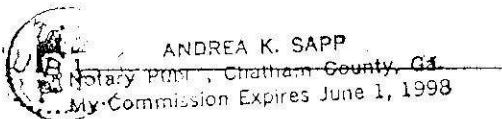
My Commission Expires:

STRATHY HALL, INC.

By: J. E. Brogdon  
J. E. Brogdon, President

Attest: Heerie P. Moore  
(Assistant) Secretary

[CORPORATE SEAL]



STATE OF GEORGIA, BRYAN COUNTY,  
I hereby certify this instrument was filed for  
Record in the Clerks Office, Superior Court  
said County on the 9 day of Sept,  
1994 11:43 clock A M. and Recorded in  
Book No. 12-W, Page 139-40 this  
13 day of Sept, 1994  
P. Simmons, Dep.  
Clerk Superior Court, Bryan County, Ga.

STATE OF GEORGIA        )  
                                  )  
COUNTY OF BRYAN        )       FOURTH AMENDMENT  
                                  )       TO DECLARATION OF PROTECTIVE  
                                  )       COVENANTS AND RESTRICTIONS

THIS FOURTH AMENDMENT to Declaration of Protective Covenants and Restrictions made this 25th day of April, 1996, by STRATHY HALL, INC., a Georgia corporation (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, on June 30, 1989, William W. Speir and Jesse Eugene Brogdon (hereinafter collectively "Developer") executed a certain Declaration of Protective Covenants and Restrictions (hereinafter "Covenants") which are recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Record Book 7-P, Folio 222-228; and,

WHEREAS, paragraph eleven (11) of the Covenants provides that Developer, or his successors and assigns shall have the right to submit adjoining property to the Covenants; and,

WHEREAS, on March 25, 1991, Developer conveyed to Declarant certain property by a Warranty Deed recorded in said Clerk's Office in Record Book 8-P, Folio 260; and,

WHEREAS, included within the property so conveyed by Developer to Declarant in the property described herein which adjoin the property described in the Covenants; and,

WHEREAS, Declarant desires to amend the Covenants to add thereto the property described herein and to make certain other modifications to the Covenants with respect to all property now or hereinafter submitted to the Covenants.

NOW, THEREFORE, Declarant does hereby modify and amend the Covenants as follows:

1. By adding thereto the following property (hereinafter the "Additional Property"):

ALL those certain lots, tracts or parcels of land situate, lying and being in the 20th G.M. District of Bryan County, Georgia, and being known as Lots Three Hundred Eighteen (318) through Three Hundred Twenty-five (325), inclusive, STRATHY HALL II, PHASE XVII, according to a plat or survey prepared by Inman L. Lanier, Jr., Georgia Registered Land Surveyor No. 2397, dated September 20, 1995, and recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Plat Slide 441, Folio 5. For a more particular description of said property, reference is made to said

subdivision map which is incorporated herein and made a part hereof by specific reference.

2. By adding the following Paragraph 23 to the Covenants:

"23. CONSTRUCTION AND MAINTENANCE OF SIDEWALKS.

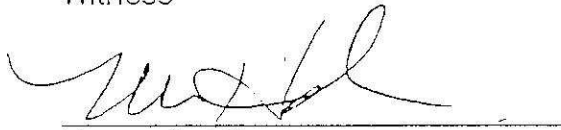
Each Lot Owner, at his, her or its expense, shall construct and maintain a sidewalk along the right of way in the front of a Lot Owner's Lot. Said sidewalk shall be constructed in accordance with the Sidewalk Specification (hereinafter the "Sidewalk Specification") which are available upon request from the Architectural Review Committee. The sidewalk shall be in place at or before the issuance of a certificate of occupancy for a residence constructed upon a Lot. Each Lot Owner is responsible for the maintenance of the sidewalk in the front of his, her or its Lot."

3. It is the intention of this Fourth Amendment to subject the Additional Property and all further property submitted to the Covenants to the restriction set forth in Paragraph 23 above.

IN WITNESS WHEREOF, Declarant has hereunto executed this Amendment, under seal, effective the day and year first above written.

Signed, sealed and delivered  
in the presence of:

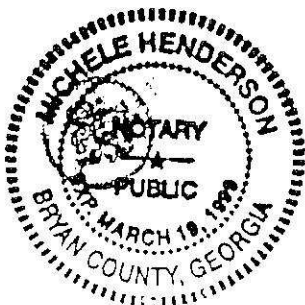
  
Witness

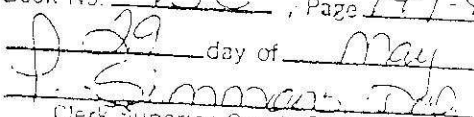
  
Notary Public

STRATHY HALL, INC.

By:   
J. E. Brogdon, President

Attest:   
(Ass't) Secretary



STATE OF GEORGIA, BRYAN COUNTY,  
I hereby certify this instrument was filed for  
Record in the Clerks Office, Superior Court  
said County on the 29 day of May  
1998 at 4:58 clock P. M. and Recorded in  
Book No. 15-C, Page 147-48 this  
29 day of May 1998  
  
Clerk Superior Court, Bryan County, Ga.

STATE OF GEORGIA       )  
                                  )  
COUNTY OF BRYAN       )       FIFTH AMENDMENT TO DECLARATION  
                                  )  
                                  )       OF PROTECTIVE COVENANTS AND  
                                  )       RESTRICTIONS

THIS FIFTH AMENDMENT to Declaration of Protective Covenants and Restrictions made this 15th day of November, 1996, by STRATHY HALL, INC., a Georgia corporation (hereinafter referred to as "Declarant").

**W I T N E S S E T H:**

WHEREAS, on June 30, 1989, William W. Speir and Jesse Eugene Brogdon (hereinafter collectively "Developer") executed a certain Declaration of Protective Covenants and Restrictions (hereinafter "Covenants") which are recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Record Book 7-P, Folio 222-228; and,

WHEREAS, on March 25, 1991, Developer conveyed to Declarant certain property by a Warranty Deed recorded in said Clerk's Office in Record Book 8-P, Folio 260; and,

WHEREAS, included within the property so conveyed by Developer to Declarant in the property described herein which adjoin the property described in the Covenants; and,

WHEREAS, Declarant desires to amend the Covenants to add thereto the property described herein and to make certain other modifications to the Covenants with respect to all property now or hereinafter submitted to the Covenants.

NOW, THEREFORE, Declarant does hereby modify and amend the Covenants as follows:

1. By adding thereto the following property (hereinafter the "Additional Property"):

LOTS THREE HUNDRED SIXTY-EIGHT (368) THROUGH THREE HUNDRED NINETY-EIGHT (398), INCLUSIVE, STRATHY HALL II, PHASE XVIII, according to a plat or survey prepared by Inman L. Lanier, Jr., Georgia Registered Land Surveyor No. 2397, dated August 16, 1996, and recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Plat Slide 449, Folios 6-8. For a more particular description of said property, reference is made to said subdivision map which is incorporated herein and made a part hereof by specific reference.

2. By deleting paragraph 3 of the Covenants and substituting in lieu thereof the following:

"3. DWELLING QUALITY AND SIZE. No plans will be approved unless the proposed residence has a minimum square footage of two thousand three hundred (2,300) square feet of enclosed dwelling area. The term "enclosed dwelling area", as used in this paragraph, shall mean the total enclosed areas within a dwelling exclusive of garages, boat sheds, terraces, decks, open porches and the like areas; and provided, further, that shed type porches, even though attached to the house, are specifically excluded from the definition of the aforesaid term "enclosed dwelling area".

3. It is the intentions of this Fifth amendment to subject the Additional Property to the Covenants as herein amended, as well as all other property owned by Declarant which is subject to the Covenants, and all further property which may be submitted to the Covenants.

IN WITNESS WHEREOF, Declarant has hereunto executed this Amendment, under seal, effective the day and year first above written.

Signed, sealed and delivered  
in the presence of:

STRATHY HALL, INC.

Evelyn R. Paris  
Witness

By: J. E. Brogdon  
J. E. Brogdon, President

M. H. Henderson  
Notary Public

Attest: Waverly P. Moore  
(Ass't) Secretary



STATE OF GEORGIA, BRYAN COUNTY.  
I hereby certify this instrument was filed for  
Record in the Clerks Office, Superior Court  
said County on the 21 day of Nov  
1980 at 4:30 o'clock P. M. and Recorded in  
Book No. 155, Page 270-71 this  
21 day of Nov 1980  
J. Simmons, Jr.  
Clerk Superior Court, Bryan County, Ga.

BRYAN COUNTY  
CLERK OF COURTS

00 APR -5 AM 8:03

106 0230

BOOK # \_\_\_\_\_ PAGE # \_\_\_\_\_  
CLERK OF SUPERIOR COURT  
BRYAN COUNTY, GA

HENDERSON & HENDERSON, P.C.  
P. O. BOX 500  
RICHMOND HILL, GA. 31324

STATE OF GEORGIA     )  
                              )  
COUNTY OF BRYAN    )     SIXTH AMENDMENT  
                              )  
                              )     TO DECLARATION OF PROTECTIVE  
                              )     COVENANTS AND RESTRICTIONS

THIS SIXTH AMENDMENT to Declaration of Protective Covenants and Restrictions made this 22nd day of March, 2000, by STRATHY HALL, INC., a Georgia Corporation (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, on June 30, 1989, William W. Speir and Jesse Eugene Brogdon (hereinafter collectively "Developer") executed a certain Declaration of Protective Covenants and Restrictions (hereinafter "Covenants") which are recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Record Book 7-P, folio 222-228; and,

WHEREAS, paragraph eleven (11) of the Covenants provides that Developer, or his successors and assigns shall have the right to submit adjoining property to the Covenants; and,

WHEREAS, on March 25, 1991, Developer conveyed to Declarant certain property by a Warranty Deed recorded in said Clerk's Office in Record Book 8-P, folio 260; and,

WHEREAS, included within the property so conveyed by Developer to Declarant is the property described herein which adjoins the property described in the Covenants; and,

WHEREAS, Declarant desires to amend the Covenants to add thereto the property described herein and to make certain other modifications to the Covenants with respect to all property now or hereinafter submitted to the Covenants.

NOW, THEREFORE, Declarant does hereby modify and amend the Covenants as

BRYAN COUNTY  
CLERK OF COURTS

follows:

00 APR -5 AM 8:03

1. By adding thereto the following property (hereinafter the "Additional Property");

106 0231  
CLERK OF SUPERIOR COURT  
BRYAN COUNTY, GA

ALL that certain lot, tract or parcel of land situate, lying and being in the 20th G.M. District, Bryan County, Georgia, and being known as STRATHY HALL II, PHASE X, according to a plat of survey prepared by Inman L. Lanier, Jr., Georgia Registered Land Surveyor No. 2397, dated December 10, 1997, and recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia, in Plat Slide 461, Page 6. For a more particular description of said lot conveyed herein, reference is made to said subdivision map which is incorporated herein and made a part hereof by specific reference.

2. By adding the following sentence to Paragraph 3 of the Covenants:

Notwithstanding anything herein to the contrary, for purposes of computing square footage of enclosed dwelling area, one-half (1/2) of the square footage of a porch and one-half (1/2) of the square footage of an attached garage shall be credited toward the total square footage of enclosed dwelling area.

3. It is the intention of this Sixth Amendment to subject the Additional Property to the Covenants as herein amended.

IN WITNESS WHEREOF, Declarant has hereunto executed this Amendment, under seal, effective the day and year first above written.

Signed, sealed and delivered  
in the presence of:

STRATHY HALL, INC.

*[Signature]*  
Witness

By: *[Signature]*  
L.E. Brogdon, President

*[Signature]*  
Notary Public  
[NOTARIAL SEAL]  
DONALD W. REYNOLDS  
NOTARY PUBLIC  
My Comm. Exp. May 3, 2000  
BRYAN COUNTY, GA

Attest: *[Signature]*  
(Ass't) Secretary  
[CORPORATE SEAL]





106 0216

00 APR -5 AM 8:01

BOOK# \_\_\_\_\_ PAGE# \_\_\_\_\_  
CLERK OF SUPERIOR COURT  
BRYAN COUNTY, GA

HENDERSON & HENDERSON, P.C.  
P. O. BOX 580  
RICHMOND HILL, GA. 31324

STATE OF GEORGIA     )  
                              )  
COUNTY OF BRYAN    )     SEVENTH AMENDMENT  
                              )     TO DECLARATION OF PROTECTIVE  
                              )     COVENANTS AND RESTRICTIONS

THIS SEVENTH AMENDMENT to Declaration of Protective Covenants and Restrictions made this 2nd day of March, 2000, by STRATHY HALL, INC., a Georgia Corporation (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, on June 30, 1989, William W. Speir and Jesse Eugene Brogdon (hereinafter collectively "Developer") executed a certain Declaration of Protective Covenants and Restrictions (hereinafter "Covenants") which are recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Record Book 7-P, folio 222-228; and,

WHEREAS, paragraph eleven (11) of the Covenants provides that Developer, or his successors and assigns shall have the right to submit adjoining property to the Covenants; and,

WHEREAS, on March 25, 1991, Developer conveyed to Declarant certain property by a Warranty Deed recorded in said Clerk's Office in Record Book 8-P, folio 260; and,

WHEREAS, included within the property so conveyed by Developer to Declarant is the property described herein which adjoins the property described in the Covenants; and,

WHEREAS, Declarant desires to amend the Covenants to add thereto the property described herein and to make certain other modifications to the Covenants with respect to all property now or hereinafter submitted to the Covenants.



BRYAN COUNTY  
CLERK OF COURTS

NOW, THEREFORE, Declarant does hereby modify and amend the Covenants as follows:

106

0217

00 APR -5 AM 8:01

1. By adding thereto the following property (hereinafter the "Additional Property")

BOOK OF SUPERIOR COURT  
BRYAN COUNTY, GA

ALL that certain lot, tract or parcel of land situate, lying and being in the 20th G.M. District, Bryan County, Georgia, and being known as STRATHY HALL II, PHASE XIX, according to a plat of survey prepared by Inman L. Lanier, Jr., Georgia Registered Land Surveyor No. 2397, dated August 16, 1999, and recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia, in Plat Slide 483, Page 2-4. For a more particular description of said lot conveyed herein, reference is made to said subdivision map which is incorporated herein and made a part hereof by specific reference.

2. It is the intention of this Seventh Amendment to subject the Additional Property to the Covenants, as herein amended.

IN WITNESS WHEREOF, Declarant has hereunto executed this Amendment, under seal, effective the day and year first above written.

Signed, sealed and delivered  
in the presence of:

STRATHY HALL, INC.

Jennifer Smith  
Witness

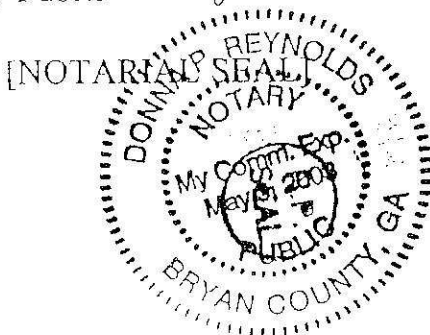
Don P. Reynolds  
Notary Public

By:

J.E. Brogdon  
J.E. Brogdon, President

Attest:

Valerie P. Moore  
(Ass't) Secretary



[CORPORATE SEAL]



HENDERSON & HARVEY, LLC  
ATTORNEYS AT LAW  
POST OFFICE BOX 580  
RICHMOND HILL, GA 31324

STATE OF GEORGIA     )  
                                  ) EIGHTH AMENDMENT  
                                  ) TO DECLARATION OF PROTECTIVE  
COUNTY OF BRYAN     ) COVENANTS AND RESTRICTIONS

THIS EIGHTH AMENDMENT to Declaration of Protective Covenants and Restrictions made this 8<sup>th</sup> day of August, 2001, by STRATHY HALL, INC., a Georgia Corporation (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, on June 30, 1989, William W. Speir and Jesse Eugene Brogdon (hereinafter collectively "Developer") executed a certain Declaration of Protective Covenants and Restrictions (hereinafter "Covenants") which are recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Record Book 7-P, folio 222-228; and,

WHEREAS, paragraph eleven (11) of the Covenants provides that Developer, or his successors and assigns shall have the right to submit adjoining property to the Covenants; and,

WHEREAS, on March 25, 1991, Developer conveyed to Declarant certain property by a Warranty Deed recorded in said Clerk's Office in Record Book 8-P, folio 260; and,

WHEREAS, on July 21, 2000, Declarant did execute that certain Supplemental Declaration of Covenants and Restrictions For Strathy Hall II, a Subdivision, amending and supplementing the Covenants. Said Supplemental Declaration is recorded in the Office of the Clerk of Superior Court, Bryan County, Georgia in Deed Book 119, folio 330.

WHEREAS, included within the property so conveyed by Developer to Declarant is the property described herein which adjoins the property described in the Covenants; and,

WHEREAS, Declarant desires to amend the Covenants to add thereto the property described herein and to make certain other modifications to the Covenants with respect to all property now or hereinafter submitted to the Covenants.

NOW, THEREFORE, Declarant does hereby modify and amend the Covenants, as amended by the Supplemental Declaration, as follows:

1. By adding thereto the following property (hereinafter the "Additional Property");

ALL that certain lot, tract or parcel of land situate, lying and being in the 20th G.M. District, Bryan County, Georgia, and being known as STRATHY HALL II, PHASE XX, according to a plat of survey prepared by Inman L. Lanier, Jr., Georgia Registered Land Surveyor No. 2397, dated July 12, 2001, and recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia, in Plat Slide 502, Page 4-5. For a more particular description of said lot conveyed herein, reference is made to said subdivision map which is incorporated herein and made a part hereof by specific reference.

2. By deleting the third sentence of paragraph 21 of the Covenants " Wells and Water Availability Charges" and inserting in lieu thereof the following:

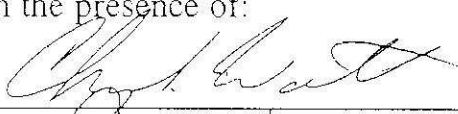
"At the time of closing, each lot shall be assessed a tap on fee of Five Hundred Dollars (\$500.00)."


3. It is the intention of this Eighth Amendment to subject the Additional Property to the Covenants, as heretofore and herein amended.


IN WITNESS WHEREOF, Declarant has hereunto executed this Amendment, under seal, effective the day and year first above written.

Signed, sealed and delivered  
in the presence of:


STRATHY HALL, INC.


  
\_\_\_\_\_  
Witness

By:   
\_\_\_\_\_  
J.E. Brogdon

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]



Attest:   
\_\_\_\_\_  
(Ass't) Secretary

[CORPORATE SEAL]