

FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR SILVERWOOD PLANTATION

THIS AMENDMENT made this 28th day of March, 1986, by  
ORION DEVELOPMENT COMPANY, a Georgia corporation, and CALLIE W.  
KESSLER, a resident of the State of Georgia (hereinafter  
referred to collectively as "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant executed that certain Declaration  
of Covenants, Conditions, Easements and Restrictions for  
Silverwood Plantation (hereinafter referred to as the  
"Declaration"), which was recorded on February 19, 1986 in  
Deed Book 231, Page 645, of the Effingham County,  
Georgia records, submitting certain real property located in  
Effingham County, Georgia, being more particularly described  
therein (hereinafter referred to as the "Property"), to the  
provisions thereof; and

WHEREAS, Declarant is the sole owner of the Property  
as of the date of this First Amendment and desires to amend the  
Declaration in a certain respect;

NOW, THEREFORE, Declarant does hereby amend the  
Declaration by deleting in its entirety Subparagraph 4(1)  
appearing on page 6 of Exhibit "B" thereof, and by inserting in  
lieu thereof the following:

"(1) Antennae. No antenna, satellite dish or  
other device for the transmission or reception of  
television signals, radio signals, or any other  
form of electromagnetic radiation shall be  
erected, used or maintained outdoors on any  
portion of the Property."

Except as expressly set forth hereinabove, the  
Declaration is unaltered and remains in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the  
Declarant under the Declaration, has executed this instrument  
under seal as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

ORION DEVELOPMENT COMPANY

[Signature]  
Unofficial Witness

By: [Signature]  
Richard C. Kessler  
President

[Signature]  
Notary Public

Georgia, Effingham County

[NOTARIAL SEAL]

I certify that this is a Correct  
Copy as same appears of record in the Office  
of the Clerk of Superior Court.

Date of Notarization: March 28, 1986  
My Commission Expires: MY COMMISSION EXPIRES OCT. 10, 1988

This 29 day of March 2008

Signed, sealed and delivered  
in the presence of:

[Signature]  
Clerk Superior Court  
Callie W. Kessler (SEAL)

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

RECORDED 4-11-1986

[NOTARIAL SEAL]

[Signature]  
Clerk Superior Court

Date of Notarization: March 28, 1986  
My Commission Expires: MY COMMISSION EXPIRES OCT. 10, 1988

you should amendement see with ORION 2-12-79 45

230

SECOND AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR SILVERWOOD PLANTATION

This amendment made this 18th day of May, 1988, by Silverwood Plantation Homeowner's Association, a Georgia Corporation (hereinafter referred to as "The Association")..

W I T N E S S E T H :

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation which was recorded on February 19, 1986 in Deed Book 231, Page 645, of the Effingham County, Georgia records, submitting certain real property located in Effingham County, Georgia, being more particularly described therein (hereinafter referred to as the "Property"), to the provisions thereof; and as amended by the First Amendment dated March 28th, 1986 which was recorded on April 11, 1986 in Deed Book 233, Page 112, of the Effingham County, Georgia records (hereinafter referred to as the "Declaration");

WHEREAS, Class B Members have approved this amendment;

WHEREAS, The Association held a meeting of the Class A Members on May 18th, 1988 and it was duly called with proper notice and that a quorum was present and a majority of Class A Members voted in favor of this amendment;

WHEREAS, by execution of this amendment the secretary of the Association hereby certifies to the foregoing premises;

NOW, THEREFORE, the Declaration is hereby amended by deleting the first sentence of Article 4.6(a) and by inserting in lieu thereof the following:

"The annual assessments payable to the Association, as provided for in this Article IV, shall be established on a calendar year basis and shall commence as to each Lot as of the first day of the month next following the date on which such Lot is conveyed by Declarant to another Owner. If an Owner acquired title to a Lot prior to June 1, 1988 and did not have an occupancy permit granted with respect to a residence on that Lot prior to such date, the annual assessments shall commence as to each such Lot as of June 1, 1988."

Georgia, Effingham County

I certify that this is a Correct Copy as same appears for record in the Office of the Clerk of Superior Court.

This 29

2008  
Clerk, Superior Court  
deputy

you corrected second amendment see WA 1012 279 43

Except as expressly set forth hereinabove, the Declaration is unaltered and remains in full force and effect.

IN WITNESS WHEREOF, the undersigned Association has caused this instrument to be executed under seal as of the day and year first above written.

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION

BY: [Signature]  
Richard C. Kessler, President

[Signature]  
Callie W. Kessler, Secretary

(CORPORATE SEAL)

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

(NOTARIAL SEAL)

Date of Notarization: June 14, 1988  
My Commission Expires  Notary Public, Georgia, State at Large  
My Commission Expires June 23, 1989



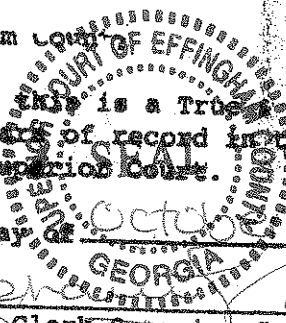
GEORGIA, COUNTY OF EFFINGHAM  
Clerk's Office, Superior Court  
Filed for Record at... 9 o'clock... AM  
... July 14... 19...  
Recorded in Dues Book... Folio...  
..... 19.....

RECORDED 7-6 1988  
Elizabeth G. Hursey  
Clerk Superior Court

Georgia, Effingham County  
I certify that this is a True & Correct Copy as same appears of record in the Office of the Clerk of Superior Court.

This 29 day of October 1988 CS

[Signature]  
Clerk Superior Court [Signature]



CORRECTED SECOND AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR SILVERWOOD PLANTATION

THIS CORRECTED SECOND AMENDMENT, made this 2nd day of May, 1989, by JETPLEX INVESTMENT CO. ("Current Declarant") and SILVERWOOD PLANTATION HOMEOWNERS OWNERS ASSOCIATION, INC. ("Association").

W I T N E S S E T H:

WHEREAS, on May 18, 1988, SILVERWOOD PLANTATION HOMEOWNERS ASSOCIATION executed a Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation, said Second Amendment being recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 256, folio 296; and,

WHEREAS, although Current Declarant approved said Second Amendment, the execution of the same by Current Declarant was inadvertently not affixed to said Second Amendment; and,

WHEREAS, the execution of said Second Amendment was inadvertently made by "Silverwood Plantation Homeowners Association" rather than by "Silverwood Plantation Homeowners Association, Inc."

NOW, THEREFORE, in consideration of the premises, said Second Amendment is corrected by the execution hereof by Current Declarant and Association.

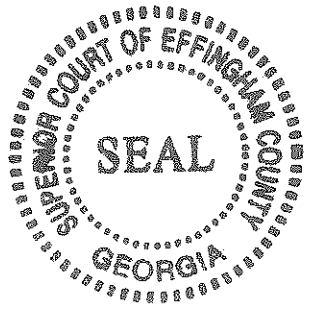
IN WITNESS WHEREOF, Current Declarant and Association have caused this

GEORGIA, COUNTY OF EFFINGHAM  
Clerk's Office, Superior Court

Filed for Record at 4:30 o'clock P  
SEPT. 1, 1989  
Recorded in Deed Book 272 Folia 43

....., 19.....  
.....

instrument to be executed, under seal, on the year and date first above written, effective the 18th day of May, 1988.



JETPLEX INVESTMENT CO.

By [Signature] President

Attest [Signature] Asst. Secretary  
[CORPORATE SEAL]

SILVERWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC.

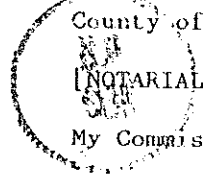
By [Signature] President

Attest [Signature] Asst. Secretary  
[CORPORATE SEAL]

Signed, sealed and delivered on this 2nd day of May, 1989, as to Current Declarant and Association, in the presence of:

[Signature]  
Witness

[Signature]  
NOTARY PUBLIC, State of Georgia,  
County of Gwinnett.



[NOTARIAL SEAL] Notary Public, Gwinnett County, Georgia  
My Commission Expires: Jan. 18, 1992

RECORDED 9-5-1989  
[Signature]  
Clerk Superior Court

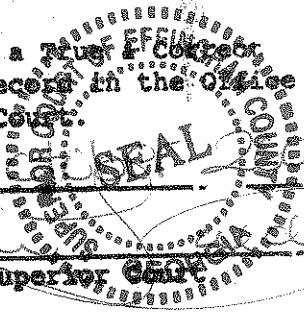
Georgia, Effingham County

I certify that this is a true and correct Copy as same appears of record in the Office of the Clerk of Superior Court.

This 29 day of August

*John A. Howell*  
Clerk Superior Court

*Deputy*



THIRD AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR SILVERWOOD PLANTATION

THIS THIRD AMENDMENT ("Third Amendment") to the Declaration of Covenants, Conditions, Easements and Restrictions for SILVERWOOD PLANTATION ("Declaration"), is made this 2nd day of May, 1989, by JETPLEX INVESTMENT CO., a Georgia Corporation ("Current Declarant"), and SILVERWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC. ("Association") ("Current Declarant" and "Association" to include their respective successors and assigns).

W I T N E S S E T H:

WHEREAS, on February 10, 1986, Orion Development Company and Callie W. Kessler (collectively "Initial Declarant"), executed the Declaration and filed the same for record in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 231, folio 645; and,

WHEREAS, on March 28, 1986, Initial Declarant executed a First Amendment to the Declaration, said First Amendment being recorded in said Clerk's Office in Deed Book 233, folio 112; and,

WHEREAS, on January 1, 1988, Orion Development Company executed a Warranty Deed conveying its interest in certain property subject to the Declaration to Current Declarant, said Warranty Deed being recorded in said Clerk's Office in Deed Book 255, folio 13; and,

WHEREAS, on May 18, 1988, Association executed a Second Amendment to the Declaration, said Second Amendment being recorded in said Clerk's Office in Deed Book 256, folio 296; and,

GEORGIA, COUNTY OF EFFINGHAM  
Clerk's Office, Superior Court

Filed for Record at 4:30 o'clock P.M.  
SEPT. 1, 1989  
Recorded in Deed Book 272 Folio 45  
SEPT. 5, 1989

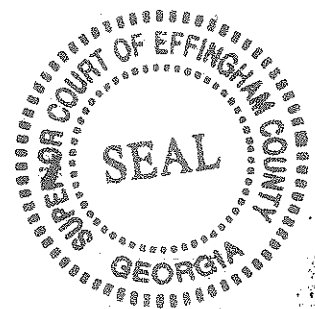
WHEREAS, on May 2, 1989, Orion Development Company executed a Quitclaim Deed conveying the Additional Property and Property (as defined in the Declaration) to Current Declarant, thereby making Current Declarant the successor-in-title and assignee of Initial Declarant's interests under the Declaration, said Quitclaim Deed being recorded in said Clerk's Office in Deed Book 272, folio 33; and,

WHEREAS, on May 2, 1989, Current Declarant and Association executed a Corrected Second Amendment to the Declaration, said Corrected Second Amendment being recorded in said Clerk's Office in Deed Book 272, folio 43; and,

WHEREAS, the Declaration, as amended, provides that each owner of a Lot in SILVERWOOD PLANTATION SUBDIVISION, Effingham County, Georgia ("Silverwood Plantation"), shall be a member of the Association, and shall be entitled to vote on certain matters, including the matters hereinafter provided for in this Third Amendment in paragraphs numbered 10.11, 10.14, 10.16, and 10.18 below; and,

WHEREAS, on May 1, 1989, pursuant to notice required by the Declaration, as amended, and the Bylaws and Articles of Incorporation of the Association, a meeting of the Association was held at the Clubhouse at Silverwood Plantation, Effingham County, Georgia. A quorum was present at said meeting, and a majority of the votes of the Class A Members of the Association approved the matters hereinafter provided for in paragraphs numbered 10.11, 10.14, 10.16, and 10.18 below and the Class B Member approved all matters hereinafter provided for.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and pursuant to the authority set forth in the Declaration, the Declara-





tion is amended by adding the following sections to Article X entitled "General Provisions":

10.11. Conveyance of Recreational Facilities to the Association.

(a) The Association shall acquire the recreational facilities described on Exhibit "A" hereto from Current Declarant for Three Hundred Sixty-one Thousand and No/100 (\$361,000.00) Dollars. The purchase price shall be evidenced by a Promissory Note in the principal amount of Three Hundred Sixty-one Thousand and No/100 (\$361,000.00) Dollars, identical to that copy attached hereto as Exhibit "B." The Promissory Note shall be secured by a Deed to Secure Debt identical to that copy attached hereto as Exhibit "C." The Association authorizes and directs its officers to execute the originals of Exhibits "B" and "C" and ratifies and affirms the actions of said officers in executing and delivering said documents; and,

(b) As long as Current Declarant owns any Lots in the Property or Additional Property, it shall be entitled to the use, at no cost, of the first floor of the Clubhouse situated on the Property described on Exhibit "A" for marketing purposes.

10.12. Lots Owned by Current Declarant. Notwithstanding anything contained herein to the contrary, Lots owned by Current Declarant within the Property or Additional Property which are offered for sale by Current Declarant shall not be exempt from the assessments created herein.

10.13. Recreational Capital Improvements. Notwithstanding anything contained herein to the contrary, Current Declarant will not commence construction of any recreational capital improvements within the Property or Additional Property for which the Association will have an obligation to purchase or maintain without the consent of a majority of the Class A Members of the Association present at a meeting duly called for the purpose of considering said recreational capital improvements.

10.14. Roads.

(a) The Association approves, ratifies, and accepts the conveyance by the Effingham County Board of Commissioners of the roads and rights of way within the Property and agrees to maintain said roads and rights of way. In connection therewith, the Association agrees to provide for the permanent maintenance of said roads and rights of way by funding a resurfacing program



which would accumulate \$100,000.00 at the end of 15 years from the date of this Third Amendment or an amount approved by the Commissioner of Securities of Georgia; and,

(b) Upon recording in said Clerk's Office of Subdivision Plats for portions of the Additional Property, the Association will accept the conveyance by Current Declarant of the roads and rights of way within said portions and will maintain said roads and rights of ways in accordance with the standards of Effingham County, Georgia, and the Commissioner of Securities of Georgia; and,

(c) The Association shall grant an Easement to Current Declarant over the roads and rights of way within the Property for the purpose of providing ingress and egress into the Additional Property. The Association authorizes and directs its officers to execute the documents creating said Easement and ratifies and affirms the actions of said officers in executing and delivering said documents.

10.15. Anticipated 1989 Association Budget Deficit. Current Declarant shall fund the anticipated 1989 budget deficit of the Association with no obligation of the Association to repay said funding. Current Declarant will have no obligation to fund Association budget deficits for any years beyond 1989.

10.16. Lakes Within Property or Additional Property.

(a) The Association accepts the conveyance of Silver Lake to it by Current Declarant and shall maintain said lake; and,

(b) If any lakes are located within the Additional Property, the Association will accept the conveyance of said lakes to it by Current Declarant and shall maintain said lakes.

10.17. Annexation of Additional Property. In accordance with Article IX above, the Additional Property is subjected to the Declaration.

10.18. Security. The Association will install automatic swing gate openers at the main entrance to Silverwood Plantation and will install a two rail fence with gates down the Chimney Road section to prevent unauthorized ingress into Silverwood Plantation. Limited use of security guards will also be provided by the Association.



Except as expressly set forth herein above, the Declaration, as amended, is unaltered and remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Third Amendment, effective the day and year first above written.

Signed, sealed and delivered, on this 2nd day of May, 1989, as to Current Declarant, in the presence of:

Carol W. Spruiger  
Witness

Charlatta D. Coker  
NOTARY PUBLIC, State of Georgia,  
County of Gwinnett

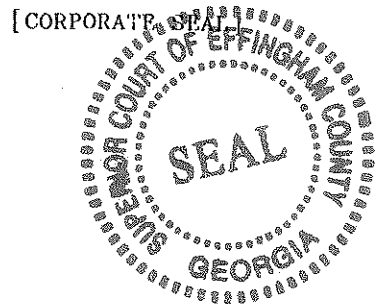
N.P.  
[NOTARIAL SEAL]

My Commission Expires:  
Notary Public, Gwinnett County, Georgia  
My Commission Expires Jan. 18, 1992

JETPLEX INVESTMENT CO.

By [Signature]  
President

Attest Phyllis M. Hines  
Asst. Secretary



Signed, sealed and delivered, on this 2nd day of May, 1989, as to Association, in the presence of:

Carol W. Spruiger  
Witness

Charlatta D. Coker  
NOTARY PUBLIC, State of Georgia,  
County of Gwinnett

N.P.  
[NOTARIAL SEAL]

My Commission Expires:  
Notary Public, Gwinnett County, Georgia  
My Commission Expires Jan. 18, 1992

SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, INC.

By [Signature]  
President

Attest Phyllis M. Hines  
Asst. Secretary

[CORPORATE SEAL]

THE UNDERSIGNED, Assistant Secretary of the Association, certifies that this Third Amendment was duly approved by a majority of the Class A Members of the Association and by the Class B Member of the Association.

This 2nd day of May, 1989.

*Robert M. Murphy* (LS)  
Assistant Secretary

Signed, sealed and delivered on this 2nd day of May, 1989, as to the Secretary of the Association, in the presence of:

*Michael C. Hensley*  
Witness

*Mrs. Jacqueline Shabo Butler*  
NOTARY PUBLIC, State of Georgia,  
County of Chatham

[NOTARIAL SEAL]

My Commission Expires:  
MRS. JACQUELINE SHABO BUTLER  
Notary Public, Chatham County, Georgia  
My Commission Expires April 6, 1992



RECORDED 9-5-1989  
*Elizabeth G. Hursey*  
Clerk Superior Court