

294/

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

THIS FOURTH AMENDMENT to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation (hereinafter referred to as the "Fourth Amendment") is made as of the 21 day of May, 1991, by SILVERWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC., a Georgia nonprofit corporation (hereinafter referred to as the "Association"), and JETPLEX INVESTMENT CO., a Georgia corporation (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, on February 10, 1986, that certain Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation was executed and recorded in Deed Book 231, Folio 645, Effingham County, Georgia records, submitting certain real property located in the 9th General Militia District of Effingham County, Georgia and more particularly described therein to the provisions thereof (said real property being hereinafter referred to as "Phase I"); and

WHEREAS, said Declaration has been amended by the following: that certain First Amendment dated March 28, 1986, recorded in Deed Book 233, Folio 112, aforesaid records; that certain Second Amendment dated May 18, 1988, recorded in Deed Book 256, Folio 296, aforesaid records, as corrected by that certain Corrected Second Amendment dated May 2, 1989, recorded in Deed Book 272, Folio 43, aforesaid records; and that certain Third Amendment dated May 2, 1989, recorded in Deed Book 272, Folio 45, aforesaid records (said Declaration, as amended, is hereinafter referred to as the "Declaration"), which amendments, among other things, subjected the "Additional Property", as more particularly described in the Declaration located in the 9th General Militia District of Effingham County, Georgia to the Declaration (said Additional Property being hereinafter referred to as the "Additional Property"; and Phase I and the Additional Property being hereinafter referred to collectively as the "Property"); and

WHEREAS, Declarant is the "Declarant", as that term is defined in the Declaration, by virtue of those certain instruments recorded in Deed book 255, Folio 13, and Deed Book 272, Folio 33, aforesaid records; and

WHEREAS, Declarant is the owner of those certain lots located within the Property designated as Lot 154 and Lot 155 of Silverwood Plantation and being more particularly shown on that certain "Subdivision Survey for Silverwood Plantation"

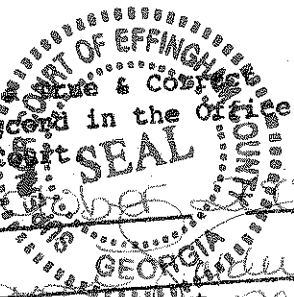
BOOK 294 PAGE 493
RECORDED 5-29-1991
Elizabeth Murray
CLERK SUPERIOR COURT

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 May

[Signature]
Clerk Superior Court Deputy



(hereinafter referred to as the "Subdivision Survey") dated August 28, 1985, and recorded in Plat Book 18, at Pages 39 through 50, aforesaid records (hereinafter referred to collectively as "Lots 154 and 155"); and it has been determined that due to an access road easement and other matters, Lots 154 and 155 cannot be developed as single-family residential lots within the general scheme and requirements of Silverwood Plantation; and Declarant, as Declarant and as the owner of Lots 154 and 155, and the Association desire to amend the Declaration to withdraw Lots 154 and 155 from the Property and the effect of the Declaration; and

WHEREAS, the Association has previously executed and delivered to Declarant that certain Real Estate Note dated May 2, 1989, in the original principal amount of \$361,000.00 (hereinafter referred to as the "Note"), which Note is secured by that certain Deed to Secure Debt and Security Agreement from the Association to Declarant dated May 2, 1989, and recorded September 5, 1989, in Deed Book 272, Folio 29, Effingham County, Georgia records (hereinafter referred to as the "Security Deed"); and Declarant and the Association have contemporaneously herewith amended the Note and the Security Deed, among other things, to reduce the principal amount of the indebtedness evidenced thereby, to change the payment terms thereof and to add Lots 110 and 112 as security therefor; and

WHEREAS, Declarant and the Association desire to amend the Declaration regarding Declarant's obligation to pay assessments with respect to certain Lots and to correct an error in the Declaration; and

WHEREAS, on May 18, 1991, pursuant to notice required by the Declaration and the Articles of Incorporation and Bylaws of the Association, a meeting of the Association was held at which a quorum was present and at which a majority of the votes of the Class A members of the Association present, or represented by proxy, and entitled to vote and Declarant, as the Class B member of the Association, approved all of the foregoing actions and amendments;

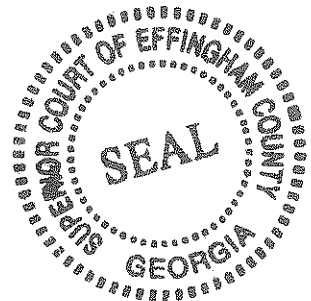
NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00), the actions set forth in the premises hereto and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the terms of the Declaration, the Association and Declarant hereby declare, covenant and agree as follows:

1. Withdrawal of Lots 154 and 155. The Declaration is hereby amended by releasing and withdrawing Lots 154 and 155 from the Property and the effect of the Declaration so that from and after the recording of this Fourth Amendment, Lots 154 and 155 shall be held, transferred, sold, conveyed, used, occupied and mortgaged or otherwise encumbered free and clear of the Declaration.

BOOK 294 PAGE 494
RECORDED 5-29-1991

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Elizabeth J. Kearney
CLERK SUPERIOR COURT



2. Amendment of Note and Security Deed. The Declaration is hereby amended to reflect the amendment of the Note and the Security Deed pursuant to that certain First Amendment to Note and Security Deed of even date herewith to be recorded in the public records of Effingham County, Georgia. The terms of said First Amendment are incorporated herein by reference and are hereby approved, affirmed and ratified by the Association.

3. Payment of Assessments by Declarant. The Declaration is hereby amended to provide that Declarant shall be required to pay assessments under the Declaration with respect to only those Lots now or hereafter owned by Declarant and located within Phase I of the Property, and that all Lots located within the Additional Property now or hereafter owned by Declarant shall be exempt from such assessments until conveyed by Declarant to an Owner other than Declarant; provided, however, that Declarant, and any successor-in-title to Declarant, shall not be obligated to pay assessments with respect to Lot 112, or any portion thereof, of Silverwood Plantation, as designated and more particularly shown on the Subdivision Survey, unless and until such time as such Lot 112, or such portion thereof, shall be developed for single-family residential purposes.

4. Use of Clubhouse by Declarant. The Declaration is hereby amended to correct an error by deleting Subparagraph 10.11(b) thereof, in its entirety, and by inserting in lieu thereof the following Subparagraph 10.11(b):

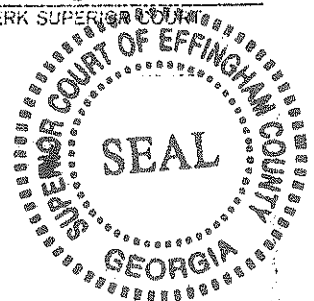
"(b) As long as Declarant owns any Lot in the Property or the Additional Property, Declarant is hereby granted and shall be entitled to an easement and right to use, at no cost to Declarant, the uppermost floor of the Clubhouse situated on Lot 113 and Lot 114 of Silverwood Plantation and owned by the Association as Common Area, for a sales office and related marketing activities.

The terms and provisions of the Declaration are hereby amended and modified to conform with the terms and provisions of this Fourth Amendment. In the event of any conflict between the terms of this Fourth Amendment and the terms of the Declaration, the terms of this Fourth Amendment shall control. Except as amended hereby, the Declaration is unaltered and remains in full force and effect.

BOOK 294 PAGE 495
RECORDED 5-29-1991

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CLERK SUPERIOR COURT



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

Signed, sealed and delivered in the presence of:

SILVERWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC.

Richard C. Kessler
Unofficial Witness

By: [Signature]
Richard C. Kessler, President

Phyllis M. Hines
Notary Public

Attest: [Signature]
Title: Assistant Secretary



Commission Expiration Date:
Notary Public, Cobb County, Georgia
My Commission Expires June 23, 1993
[NOTARIAL SEAL]

[CORPORATE SEAL]

Signed, sealed and delivered in the presence of:

JETPLEX INVESTMENT CO.

Richard C. Kessler
Unofficial Witness

By: [Signature]
Richard C. Kessler, President

Phyllis M. Hines
Notary Public

Attest: [Signature]
Title: Secretary



Commission Expiration Date:
Notary Public, Cobb County, Georgia
My Commission Expires June 23, 1993
[NOTARIAL SEAL]

[CORPORATE SEAL]



BOOK 294 PAGE 496
RECORDED 5-29-1991
[Signature]
CLERK SUPERIOR COURT

CERTIFICATION OF SECRETARY
OF
SILVERWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC.

The undersigned, ^{Assistant} Secretary of the Association, hereby certifies that this Fourth Amendment was duly approved by the Class A members of the Association and by the Class B member of the Association in accordance with the provisions of the Declaration.

This 21st day of May, 1991.

Signed, sealed and delivered in the presence of:

Joseph W. Springs

Yachteen Brooks
Unofficial Witness

Phillip M. Hines
Notary Public

Commission Expiration Date: Notary Public, Cobb County, Georgia
My Commission Expires June 23, 1993

[NOTARIAL SEAL]



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

Filed for Record at 9 o'clock A M
May 29, 1991
Recorded in Debt Book 294 Page 493
MAY 29, 1991
_____, Clerk

BOOK 294 PAGE 497
RECORDED 8-29-1991
Charles D. Harvey
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 29th day of October 2008
 J. Howard Hursey
 Clerk Superior Court Deputy

BOOK 324 PAGE 248
 RECORDED 12-21 1992

J. Howard Hursey

CLERK SUPERIOR COURT

248

EFFINGHAM CO. OFFICE

FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SILVERWOOD PLANTATION AM 9 31

This FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SILVERWOOD PLANTATION (hereinafter referred to as the "Fifth Amendment") is made as of the 17th day of November, 1992 by JETPLEX INVESTMENT COMPANY, a Georgia corporation (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, on February 10, 1986, that certain Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation was executed and recorded in Deed Book 231, Folio 645, Effingham County, Georgia records;

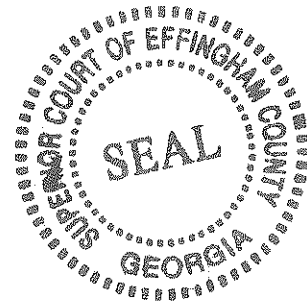
WHEREAS, said Declaration has been amended by the following:

- (a) that certain First Amendment, dated March 28, 1986, recorded in Deed Book 233, Folio 112, aforesaid records;
- (b) that certain Second Amendment, dated May 18, 1988, recorded in Deed Book 256, Folio 296, aforesaid records, as corrected by that certain Corrective Second Amendment dated May 2, 1989, recorded in Deed Book 272, Folio 43, aforesaid records;
- (c) that certain Third Amendment, dated May 2, 1989, recorded in Deed Book 272, Folio 45, aforesaid records;
- (d) that certain Fourth Amendment, dated May 21, 1991, recorded in Deed Book 294, Folio 493, aforesaid records (said Declaration, as amended, is hereinafter referred to as the "Declaration");

WHEREAS, Declarant desires to amend the Declaration as hereinafter set forth in accordance with Paragraph 3.2 of the Declaration;

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00), the action set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the terms of the Declaration, the Declarant hereby declares, covenants and agrees as follows:

- 1. The Declaration is hereby amended by adding Schedule 2 attached hereto to Exhibit "B" to the Declaration attached thereto and incorporated by reference therein.
- 2. The terms and provisions of the Declaration are hereby amended and modified to conform with the terms and

SCHEDULE 2

TO

EXHIBIT "B"MINIMUM SQUARE FOOTAGE REQUIREMENTS

The single-family dwellings to be constructed on the following Lots shall contain a minimum of 1,800 square feet of heated, interior living space and shall have attached to them under the same roof an enclosed garage containing a minimum of 528 additional square feet to be used for the parking of two (2) permitted motor vehicles:

Lots 168 and 169;

Lots 170 through 174;

Lots 189 through 209.

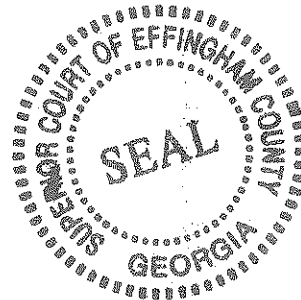
The single-family dwellings to be constructed on the following Lots shall contain a minimum of 2,000 square feet of heated, interior living space and shall have attached to them under the same roof an enclosed garage containing a minimum of 528 additional square feet to be used for the parking of two (2) permitted motor vehicles:

Lots 176 through 188; and

Lot 210.

The foregoing Lot designations have been or will be renumbered by amendment to the original recorded subdivision plat. Under the original recorded subdivision plat the Lot numbering conversion is as follows:

<u>New Number</u>	<u>Former Number under Original Subdivision Plat</u>
Lots 176 through 188	- formerly Lots 204 through 219
Lots 189 through 209	- formerly Lots 220 through 246
Lot 210	- formerly Lot 247



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provisions of this Fifth Amendment. In the event of any conflict between the terms of this Fifth Amendment and the terms of the Declaration, the terms of this Fifth Amendment shall control.

3. Except as amended hereby, the Declaration is unaltered and remains in full force and effect.

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

"DECLARANT"

JETPLEX INVESTMENT COMPANY,
a Georgia corporation

By: [Signature]
Richard C. Kessler
Its: President

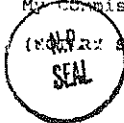
Attest: [Signature]
Martha J. Kessler
Its: Secretary



[Signature]
Witness

[Signature]
Notary Public

My Commission Expires:
Notary Public, Cobb County, Georgia
My Commission Expires June 23, 1993



(CORPORATE SEAL)

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 February, 2008

[Signature]
Clerk Superior Court
Effingham County Georgia

BOOK 326 PAGE 280
RECORDED 1-29 1993

280 *[Signature]*
CLERK SUPERIOR COURT

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

This SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SILVERWOOD PLANTATION (hereinafter referred to as the "Sixth Amendment") is made as of the 12th day of January, 1993 by JETPLEX INVESTMENT COMPANY, a Georgia corporation (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, on February 10, 1986, that certain Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation was executed and recorded in Deed Book 231, Folio 645, Effingham County, Georgia records;

WHEREAS, said Declaration has been amended by the following:

- (a) that certain First Amendment, dated March 28, 1986, recorded in Deed Book 233, Folio 112, aforesaid records;
- (b) that certain Second Amendment, dated May 18, 1988, recorded in Deed Book 256, Folio 296, aforesaid records, as corrected by that certain Corrective Second Amendment dated May 2, 1989, recorded in Deed Book 272, Folio 43, aforesaid records;
- (c) that certain Third Amendment, dated May 2, 1989, recorded in Deed Book 272, Folio 45, aforesaid records;
- (d) that certain Fourth Amendment, dated May 21, 1991, recorded in Deed Book 294, Folio 493, aforesaid records; and
- (e) that certain Fifth Amendment, dated November 17, 1992 and recorded in Deed Book 324, Page 248, aforesaid records (said Declaration, as amended, is hereinafter referred to as the "Declaration").

WHEREAS, Declarant desires to amend the Declaration as hereinafter set forth in accordance with Paragraph 3.2 of the Declaration;

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00), the action set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the terms of the Declaration, the Declarant hereby declares, covenants and agrees as follows:

- 1. The Declaration is hereby amended by deleting Schedule 2 attached to the Fifth Amendment and inserting in lieu



thereof Schedule 2 attached hereto and incorporated by reference herein. The purpose of this substitution is to correct the numbering of the redesignated lots in accordance with the amended subdivision plat.

2. The terms and provisions of the Declaration are hereby amended and modified to conform with the terms and provisions of this Sixth Amendment. In the event of any conflict between the terms of this Sixth Amendment and the terms of the Declaration, the terms of this Sixth Amendment shall control.
3. Except as amended hereby, the Declaration is unaltered and remains in full force and effect.

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

"DECLARANT"

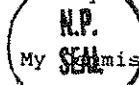
JETPLEX INVESTMENT COMPANY,
a Georgia corporation

By: *Richard C. Kessler*
Richard C. Kessler
Its: President

Attest: *Martha J. Kessler*
Martha J. Kessler
Its: Secretary

Kathleen Woods
Witness

Robin Phillip Williams
Notary Public



My Commission Expires:

(NOTARY SEAL) Notary Public, Effingham County, Georgia
My Commission Expires Sept 8, 1995

(CORPORATE SEAL)

BOOK 334 PAGE 704
RECORDED 10-24 1993

Elizabeth J. Hursey

CLERK SUPERIOR COURT

704

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

This SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SILVERWOOD PLANTATION (hereinafter referred to as the "Seventh Amendment") is made as of the 27th day of May, 1993 by JETPLEX INVESTMENT COMPANY, a Georgia corporation (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, on February 10, 1986, that certain Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation was executed and recorded in Deed Book 231, Folio 645, Effingham County, Georgia records;

WHEREAS, said Declaration has been amended by the following:

- (a) that certain First Amendment, dated March 28, 1986, recorded in Deed Book 233, Folio 112, aforesaid records;
- (b) that certain Second Amendment, dated May 18, 1988, recorded in Deed Book 256, Folio 296, aforesaid records, as corrected by that certain Corrective Second Amendment dated May 2, 1989, recorded in Deed Book 272, Folio 43, aforesaid records;
- (c) that certain Third Amendment, dated May 2, 1989, recorded in Deed Book 272, Folio 45, aforesaid records;
- (d) that certain Fourth Amendment, dated May 21, 1991, recorded in Deed Book 294, Folio 493, aforesaid records;
- (e) that certain Fifth Amendment, dated November 17, 1992 and recorded in Deed Book 324, Folio 248, aforesaid records; and
- (f) that certain Sixth Amendment, dated January 12, 1993, and recorded in Deed Book 326, Folio 280, aforesaid records (said Declaration, as amended, is hereinafter referred to as the "Declaration")

WHEREAS, Declarant desires to amend the Declaration as hereinafter set forth in accordance with Paragraph 3.2 of the Declaration;

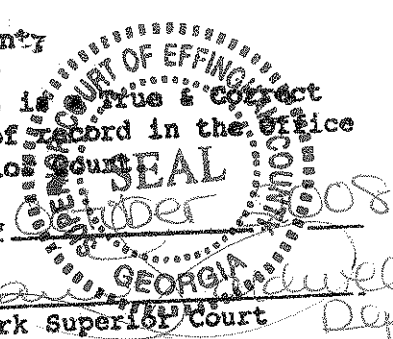
Elizabeth J. Hursey
 Clerk Superior Court
 Effingham County
 JUN 29 AM 10 22
 CLERK SUPERIOR COURT
 EFFINGHAM CO.

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

Stephen J. Well
Clerk Superior Court Deputy



NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00), the action set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the terms of the Declaration, the Declarant hereby declares, covenants and agrees as follows:

1. The Declaration is hereby amended to redesignate the parcel which bore the Lot designation of Lot 195 in Phase II to bear a Lot designation of Lot 189 of Phase I.
2. The Declaration is hereby amended to redesignate the parcel which bore the Lot designation of Lot 189 in Phase II to bear a Lot designation of Lot 195 of Phase II.
3. The terms and provisions of the Declaration are hereby amended and modified to conform with the terms and provisions of this Seventh Amendment. In the event of any conflict between the terms of this Seventh Amendment and the terms of the Declaration, the terms of this Seventh Amendment shall control.
4. Except as amended hereby, the Declaration is unaltered and remains in full force and effect.

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

"DECLARANT"

JETPLEX INVESTMENT COMPANY,
a Georgia corporation

By: [Signature]
Richard C. Kessler
Its: President

Attest: [Signature]
Martha J. Kessler
Its: Secretary

[Signature]
Witness

[Signature]
Kathleen Woods
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JANUARY 21, 1997
(NOTARY SEAL)



(CORPORATE SEAL)



BOOK 372 PAGE 120
RECORDED 11-23 1994

Joseph B. Folt
CLERK SUPERIOR COURT

Return for: 120
Rowe, Folt & Monin, P.C.
Five Phoenix Center
Folio 750
Atlanta, Georgia 30305
Attention: Joseph B. Folt

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

This EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SILVERWOOD PLANTATION (hereinafter referred to as the "Eighth Amendment") is made as of the 31st day of October, 1994, by JETPLEX INVESTMENT COMPANY, a Georgia corporation (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, on February 10, 1986, that certain Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation was executed and recorded in Deed Book 231, Folio 645, Effingham County, Georgia records;

WHEREAS, said Declaration has been amended by the following:

- (a) that certain First Amendment, dated March 28, 1986, recorded in Deed Book 233, Folio 112, aforesaid records;
- (b) that certain Second Amendment, dated May 18, 1988, recorded in Deed Book 256, Folio 296, aforesaid records, corrected by that certain Corrective Second Amendment dated May 2, 1989, recorded in Deed Book 272, Folio 43, aforesaid records;
- (c) that certain Third Amendment, dated May 2, 1989, recorded in Deed Book 272, Folio 45, aforesaid records;
- (d) that certain Fourth Amendment, dated May 21, 1991, recorded in Deed Book 294, Folio 493, aforesaid records;
- (e) that certain Fifth Amendment, dated November 17, 1992, recorded in Deed Book 324, Folio 246, aforesaid records; and
- (f) that certain Sixth Amendment, dated January 12, 1993, recorded in Deed Book 326, Folio 280, aforesaid records;
- (g) that certain Seventh Amendment dated May 27, 1993, recorded in Deed Book 334, Page 704, aforesaid records (said Declaration, as amended, is hereinafter referred to as the "Declaration");

WHEREAS, Declarant desires to amend the Declaration as hereinafter set forth in accordance with Paragraph 3.2 of the Declaration;

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00), the action set forth herein and other good and

FILED - EFFINGHAM CO.
CLERK'S OFFICE

NOV 23 AM 11 48

Joseph B. Folt
CLERK SUPERIOR COURT

Georgia, Effingham County

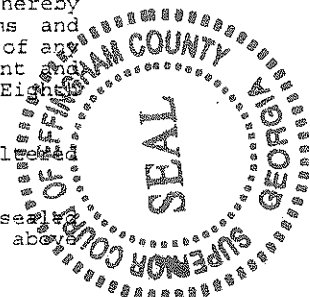
I certify that this is a true and correct copy as same appears of record in the Office of the Clerk of Superior Court.

29 day of November 2008
CLERK SUPERIOR COURT
Joseph B. Folt
CLERK SUPERIOR COURT

valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the terms of the Declaration, the Declarant hereby declares, covenants and agrees as follows:

1. The Declaration is hereby amended by adding Schedule 3 attached hereto to Exhibit "B" to the Declaration attached thereto and incorporated by reference therein.
2. The terms and provisions of the Declaration are hereby amended and modified to conform with the terms and provisions of this Eighth Amendment. In the event of any conflict between the terms of this Eighth Amendment and the terms of the Declaration, the terms of this Eighth Amendment shall control.
3. Except as amended hereby, the Declaration is unaltered and remains in full force and effect.

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



"DECLARANT"

JETPLEX INVESTMENT COMPANY,
a Georgia corporation

By: [Signature]
Richard C. Kessler
Its: President

Attest: [Signature]
Martha J. Kessler
Its: Secretary

[Signature]
Witness

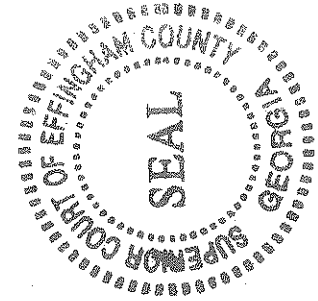
[Signature]
Notary Public

My Commission Expires:



INCORPORATED UNDER LAWS OF GEORGIA, 1907 (CORPORATE SEAL)





SCHEDULE 3

TO

EXHIBIT "B"

MINIMUM SQUARE FOOTAGE REQUIREMENTS

The single-family dwellings to be constructed on the following Lots shall contain a minimum of 1,800 square feet of heated, interior living space and shall have attached to them under the same roof an enclosed garage containing a minimum of 528 additional square feet to be used for the parking of two (2) permitted motor vehicles:

- Lots 211 through 214;
- Lots 217 through 223; and
- Lots 226 through 271.

The single-family dwellings to be constructed on the following Lots shall contain a minimum of 2,000 square feet of heated, interior living space and shall have attached to them under the same roof an enclosed garage containing a minimum of 528 additional square feet to be used for the parking of two (2) permitted motor vehicles:

- Lots 215 and 216; and
- Lots 224 and 225.

SCHEDULE 3 TO EXHIBIT "B"

7

FILED FOR RECORD
D.D. BK. 1401
PAGE NO. 118

000118

06 FEB -6 AM 11:13

ELIZABETH Z. HURSEY
CLERK E.C.S.C.

After recording, please return to:
James K. Austin, Esq.
Ellis, Painter, Ratterree & Adams LLP
P. O. Box 9946
Savannah, GA 31412
912.233.9700

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 SEP 2008

Clerk Superior Court

STATE OF GEORGIA)
COUNTY OF EFFINGHAM)

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

Cross Reference: Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood
Plantation recorded at Deed Book 231, Folio 645, records of Effingham County,
Georgia, as amended from time to time (hereinafter, such instrument, as amended,
are referred to as the "Covenants").

The undersigned President and Secretary of Silverwood Plantation Homeowners Association, Inc.
(the "Association") state and certify as follows:

1. Section 10.3 of the Covenants entitled "Duration" has been amended and restated in its
entirety as follows:

10.3 Duration. As permitted by Official Code of Georgia section 44-5-60(b), the
provisions of this Declaration shall run with the land and bind the land and shall be and
remain in effect for the shorter of (i) the maximum duration as permitted by law and (ii)
twenty (20) years from the date this Declaration was first adopted on or about February 10,
1986. As permitted by Official Code of Georgia section 44-5-60(d)(1), upon the expiration
of the initial term which began on or about February 10, 1986, the provisions of this
Declaration shall automatically be renewed beyond the initial term for consecutive,
successive renewal terms, with each such renewal term being for an additional twenty (20)
year period, and there being no limit on the number of times the provisions of this
Declaration shall be renewed. The provisions of this Declaration may be terminated through
the procedure set forth in Official Code of Georgia section 44-5-60(d)(2). Every purchaser or
grantee of any interest in any real property subject to this Declaration, by acceptance of a

deed or other conveyance therefore, thereby agreed that the provisions of this Declaration may be extended and renewed as provided in this Section 10.3. The purpose of this Section 10.3 is to ensure that the provisions of this Declaration remain operative and do not lapse through neglect, omission, or the expiration of any period to time, but instead shall automatically renew until terminated by the affirmative act of the Class A members as provided above in this section 10.3."

2. Such amendment was duly approved by the Class A Members of the Association.

Executed in the presence of:

Paula McCreary

Witness

Kimberly J. Melvin

Notary Public KIMBERLY J. MELVIN
Notary Public, Chatham County, Georgia
My Commission Expires May 12, 2009

By: [Signature]

Name: MICHAEL MCKEEVER

Title: President of the Association

Executed in the presence of:

Paula McCreary

Witness

Kimberly J. Melvin

Notary Public
KIMBERLY J. MELVIN
Notary Public, Chatham County, Georgia
My Commission Expires May 12, 2009

By: Vicki B. Dunn

Name: VICKI B. DUNN

Title: Secretary of the Association



BOOK PAGE

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SECRETARY OF STATE
CLERK E.C.C.S.C.

Return to:
McCorkle, Pedigo & Johnson, LLP
319 Tannell Street
Savannah, Georgia 31401

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

THIS TENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SILVERWOOD PLANTATION (this "Tenth Amendment"), is made as of this 29 day of March, 2007 by SILVERWOOD PLANTATION HOMEOWNER'S ASSOCIATION, INC. (the "Association");

WHEREAS, on February 10, 1986, that certain Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation (the "Original Declaration") was executed and recorded in Deed Book 231, Page 645 in the Office of the Clerk of Superior Court of Effingham County, Georgia ("Effingham County, Georgia records");

WHEREAS, the Original Declaration has been amended from time to time by the following:

(a) that certain First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation, dated March 28, 1986, recorded in Deed Book 233, Page 112, Effingham County, Georgia records; and

(b) that certain Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation, dated May 18, 1988, recorded in Deed Book 256, Page 296, Effingham County, Georgia records; as amended by that certain Corrected Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation dated May 2, 1989, recorded in Deed Book 272, Page 43, Effingham County, Georgia records; and

(c) that certain Third Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation, dated May 2, 1989, recorded in Deed Book 272, Page 45, Effingham County, Georgia records; and

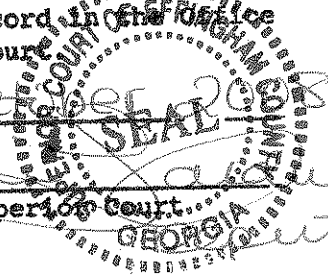
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Georgia, Effingham County

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 2008

[Handwritten Signature]
Clerk Superior Court
Effingham County, Georgia



(d) that certain Fourth Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation, dated May 21, 1991, recorded in Deed Book 294, Page 493, Effingham County, Georgia records; and

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(e) that certain Fifth Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation, dated November 17, 1992, recorded in Deed Book 324, Page 248, Effingham County, Georgia records; and

(f) that certain Sixth Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation, dated January 12, 1993, recorded in Deed Book 326, Page 280, Effingham County, Georgia records; and

(g) that certain Seventh Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation, dated May 27, 1993, recorded in Deed Book 334, Page 704, Effingham County, Georgia records;

(h) that certain Eighth Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation, dated October 31, 1994, recorded in Deed Book 372, Page 120, Effingham County, Georgia records; and

(i) that certain Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation, recorded on February 6, 2006 in Deed Book 1401, Page 118, Effingham County, Georgia records; and

WHEREAS, the Original Declaration, as previously amended, is hereinafter referred to as the "Declaration";

WHEREAS, the members of the Association desire to amend the Declaration as set forth herein in accordance with Section 10.4 of the Declaration; and

WHEREAS, pursuant to Exhibit "A" attached hereto and incorporated herein by this reference, the Recording Secretary of the Association certifies that this Tenth Amendment was duly approved on March 29, 2007, at a special meeting of the members of the Association duly called for such purpose, by a majority of the members of the Association eligible to vote.

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 members of the Association and each and every subsequent owner of any property located within Silverwood Plantation, the Association hereby amends the Declaration as follows:



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

2. The last sentence of Section 4.4 is hereby deleted and the following is inserted in lieu thereof:

"In addition, the Board of Directors may levy special assessments against all or less than all of the Lots and Owners in such amounts and for such purposes as expressly provided elsewhere in this Declaration, including as provided in Section 10.1 hereof and Exhibit "B" hereto, without the approvals required in the previous sentence "

3. Section 4.7 of the Declaration is hereby amended by deleting the ninth (9th) and tenth (10th) sentences thereof.

4. Article IV is hereby amended by inserting the following Section 5.4 after Section 5.3:

"5.4 Approval of Expenditures. Notwithstanding anything to the contrary set forth in this Declaration, the following provisions shall apply to expenditures of the Association:

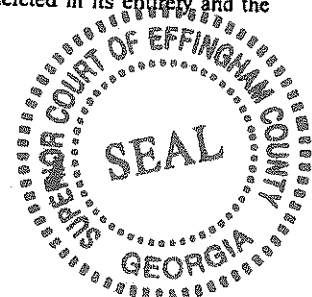
(a) Any expenditure funds of \$2500.00 or less that is not covered by the annual budget must be approved by the Board of Directors.

(b) Any expenditure funds of more than \$2500.00 that is not covered by the annual budget must be approved by (i) a majority of the votes which the Class A members of the Association present, or represented by proxy, are entitle to cast at a meeting duly called for such purpose, or (ii) a majority vote of any representative body of the members established pursuant to the ByLaws.

(c) Any and all contractors or employees of the Association to be paid more than \$1000.00 per month must be approved by (i) a majority of the votes which the Class A members of the Association present, or represented by proxy, are entitle to cast at a meeting duly called for such purpose, or (ii) a majority vote of any representative body of the members established pursuant to the ByLaws."

5. The sixth (6th) sentence of Section 10.1 is hereby amended by inserting the phrase " by U.S. mail" after the words "given in person".

6. The ninth (9th) sentence of Section 10.1 is hereby deleted in its entirety and the following is inserted in lieu thereof:

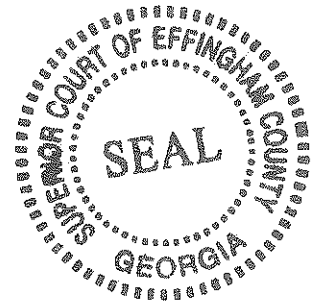


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"Further, in addition to the foregoing remedies, the Board of Directors may (a) suspend the voting rights and right to use the recreational facilities, including without limitation, the clubhouse, of any Owner in violation and (b) levy summary charges against the Owner for such violation, provided no summary charges may be levied for more than Fifty Dollars (\$50.00) for any one violation; provided; however; that each day or time a violation is continued or repeated after written notice is sent to the Owner to cease and desist, it shall be considered a separate violation subject to additional summary charges."

7. Except as amended by this Tenth Amendment, all terms and conditions of the Declaration shall remain in full force and effect. The undersigned 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 Tenth Amendment, the terms of this Tenth Amendment shall control.

8. This Tenth 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 Tenth 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 Tenth Amendment as of the day and year above first written.

Signed, sealed and delivered
this 22 day of April,
2007, in the presence of:

ASSOCIATION:

SILVER WOOD PLANTATION HOEMOWNER'S
ASSOCIATION, INC.,
a Georgia non-profit corporation

Charles M. Patrick
Unofficial Witness

By: Steve Winkler (SEAL)
Name:
Title: President

Bonnie C. Cleland
Notary Public

By: Marty [Signature] (SEAL)
Name:
Title: Recording Secretary

My Commission Expires:
BONNIE C. CLELAND
Notary Public, Effingham County, Georgia
My Commission Expires May 31, 2010

SEAL

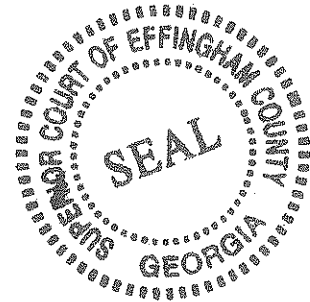


Exhibit "A"
SECRETARY'S CERTIFICATION

I, MARTY J. HALDDA, the undersigned duly authorized Secretary of Silverwood Plantation Homeowner's Association, Inc., a Georgia non-profit corporation (the "Association"), do hereby certify that this Tenth Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Silverwood Plantation was duly approved on April __, 2007 by a majority of the members of the Association present, or represented by proxy, at a special meeting of the members of the Association duly called for such purpose.

This 22 day of April, 2007.

Signed, sealed and delivered
this 22 day of April,
2007, in the presence of:

Charles M. Patrick
Unofficial Witness

MARTY J. HALDDA
Printed Name:
Marty J. Haldda

SEAL

Bonnie L. Cleland
Notary Public

My Commission Expires May 31, 2010
BONNIE L. CLELAND
Notary Public, Effingham County, Georgia
My Commission Expires May 31, 2010

