

**Record and return to:**

Joshua T. Hale  
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Macon, GA 31202-1606  
P0477.37534

**NO TITLE EXAM WAS PERFORMED.**

**CROSS REFERENCE:**

Deed Book 9127, Page 211  
Deed Book 9226, Page 100

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**FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS,  
PROPERTY OWNERS ASSOCIATION AND LIMITATIONS RUNNING WITH THE  
LAND FOR THE PENINSULA SUBDIVISION**

STATE OF GEORGIA, BIBB COUNTY:

THIS FIRST AMENDMENT TO DECLARATION (the "**Amendment**"), made as of the \_\_\_ day of June, 2014, by **THE PENINSULA PROPERTY OWNERS ASSOCIATION, INC.**, a Georgia corporation, (hereinafter referred to as the "**Declarant**").

WITNESSETH:

**WHEREAS**, the "Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running With the Land for the Peninsula Subdivision" (the "**Declaration**") was made on October 24, 2013 and was recorded in Deed Book 9127, Page 211, Superior Court Clerk's Office, Bibb County, Georgia deed records; and

**WHEREAS**, the Declarant wishes to amend the Declaration, to provide for a more complete and accurate description of the property subject to the Declaration by the incorporation of the recorded plats of survey of the property intended to be subject to the Declaration; and

**WHEREAS**, the Declarant wishes to amend the Declaration to establish a minimum heated square footage requirement of 2,200 square feet and a maximum requirement of 8,000 square feet;

**WHEREAS**, the Declarant wishes to amend the Declaration to incorporate the Architectural Review Committee's "Architectural Design Guidelines"; and

**WHEREAS**, the Declarant has authority pursuant to Article 9.2 of the Declaration to execute and record this Amendment after receiving approval from more than 75% of lot owners in The Peninsula subject to the Declaration.

**NOW, THEREFORE**, in consideration of the premises and the benefits both present and future to the Declarant with regard to the subdivision, the Declarant hereby makes the following amendments:

1.

Within Article One, “1.2 PARCEL AND LOT” is hereby deleted in its entirety and replaced by the following language:

1.2 PARCEL AND LOT shall mean and refer to any platted subdivision lot or to any parcel in the Property described by that certain series of plats of survey for The Peninsula, prepared by J. Jason Henson, Georgia Registered Land Surveyor No. 3007, dated October 9, 2013, recorded in Plat Book 93, Pages 623-630 (the “**Plat**”), Superior Court Clerk’s Office, Bibb County, Georgia deed records, which plat by this reference thereto, is incorporated herein for a more complete and accurate description of the Property, which is attached as Exhibit “A” hereof.

2.

Within Article One, “1.6 PROPERTY” is hereby deleted in its entirety and replaced by the following language:

1.6 PROPERTY shall mean that real estate which is submitted to this Declaration as described on the Plat.

3.

Within Article One, “1.12 COMMON PROPERTY” is hereby amended by employing the following language to replace the language in the Declaration:

1.12 COMMON PROPERTY shall mean any and all real and personal property and easements and other interests therein, together with any facilities and improvements located thereon, now owned by the Declarant and hereafter owned by the Association for the common use and enjoyment of the Owners, including, without limitation, the day dock slips, pavilion, observation deck, fire pits, etc., all of which are located at or upon the Property. Common Property includes, but is not limited to, the portions of the Property described as roads, access easements, Common Area 1, Common Area 2, and Common Area 3 as shown on the Plat.

4.

Within Article Two, “2.1 EXISTING PROPERTY” is hereby amended by employing the following language to replace the language in the Declaration:

- 2.1 EXISTING PROPERTY. The initial property subject to the Declaration as of the date of the recordation thereof in the Superior Court Clerk’s Office, Bibb County, Georgia deed records, is the Property, said property being described on the Plat.

5.

Within Article Three, “3.5 FENCES” is hereby deleted in its entirety. The contents of “3.5 FENCES” are addressed in the Architectural Design Guidelines, which are located within Article Four, in “4.5 Architectural Design Guidelines.”

6.

Article Four is hereby amended by the addition of Article 4.5, which incorporates the Architectural Review Committee’s Architectural Design Guidelines by employing the following language:

- 4.5 ARCHITECTURAL DESIGN GUIDELINES. All construction plans are subject to review according to the Architectural Review Committee’s Architectural Design Guidelines, which guidelines, by this reference thereto, are incorporated herein for more complete and accurate building requirements. The Architectural Design Guidelines shall supplement the Declaration, and in the event there is any conflict between said Architectural Design Guidelines and the Declaration, the terms of the Architectural Design Guidelines shall prevail.

7.

Within Article Four, “4.1(a) Dwelling Size,” “4.1(f) Roof and Pitch,” “4.1(g) Driveways,” and “4.1(j) Foundations” are hereby deleted in their entirety. The contents of the named provisions are addressed in the Architectural Design Guidelines, which are located within Article Four, in “4.5 Architectural Design Guidelines.”

**{Signatures on the following page}**

IN WITNESS WHEREOF, the duly authorized officers of the Declarant have hereunto set their hands and affixed their seal, and delivered these presents of the day and year first above written.

**THE PENINSULA PROPERTY OWNERS ASSOCIATION, INC.**

By: [Signature]

Name: Randy Smith

Office: President

Attest: [Signature]

Name: Karen Smith

Office: Secretary

[Signature] VINAMRA BHASIN'

[Signature] Danny Harrison

[Signature]  
[Signature]

Signed, Sealed and Delivered in the Presence of:

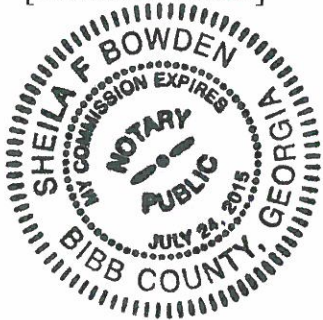
Witness

[Signature]

Notary Public

My Commission Expires: 7/24/15

[NOTARY SEAL]



## Exhibit "A"

In order to amend the Declaration to provide a more complete and accurate description of the Property subject to the Declaration, that certain plat of survey for The Peninsula, prepared by J. Jason Henson, Georgia Registered Land Surveyor No. 3007, dated October 9, 2013, recorded in Plat Book 93, Pages 623-630, Superior Court Clerk's Office, Bibb County, Georgia deed records has been attached hereto. In addition to this page, this exhibit contains eight (8) other pages.