

**Record and return to:**

Abby Tolbert  
Lisenby & Associates  
P.O. Box 4101  
Macon, GA 31208

**NO TITLE EXAM WAS PERFORMED**

**CROSS REFERENCE:**

**Deed Book 9127, Page 211**

**Deed Book 9226, Page 100**

**Deed Book 9290, Page 18**

**Deed Book 9453, Page 32-34**

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

STATE OF GEORGIA, BIBB COUNTY:

THIS THIRD AMENDMENT TO DECLARATION (the "**Amendment**"), made as of the 1<sup>st</sup> of November, 2025, 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 "First Amendment to Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running With the Land for the Peninsula Subdivision" was made in June, 2014, and was recorded in Deed Book 9290, Page 18, said deed records; and,

**WHEREAS**, the "Second Amendment to Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running With the Land for the Peninsula Subdivision" was made in May 2015, and was recorded in Deed Book 9453, Page 32-34, said deed records; and,

**WHEREAS**, the Declarant wishes to amend the Declaration to establish an Annual Assessment of \$1050.00, which includes \$900.00 of Association Dues and a \$150.00 Lake Fee; and,

**WHEREAS**, the Declarant wishes to amend the Declaration to change the due date for payment of the Annual Assessment to December 1<sup>st</sup> of each year in an effort to collect all dues before each new year begins; 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 amendment:

1.

Within Article Seven, the opening paragraph of "7.4 ASSESSMENTS" is hereby deleted in its entirety, but the subsections, being subsections (a) through (g), will remain intact and unaltered unless otherwise specified in this Amendment. Said opening paragraph will be replaced by the following language:

7.4 ASSESSMENTS. The annual Association assessment shall be ONE THOUSAND AND FIFTY Dollars (\$1050.00) per Lot. The annual assessment includes a yearly fee of one hundred fifty dollars (\$150.00) owed and due to the Lake Tobesofkee Recreational Area ("Lake Fee"). This Lake Fee, an annual required lake access permit fee, shall be paid by ALL Lot Owners for access to the lake through Common Areas 1 and 2. The remaining assessment funds shall be used for property maintenance and incurred costs.

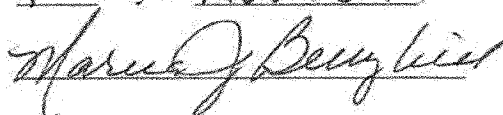
**IN WITNESS WHEREOF**, the duly authorized officers of the Declarant.

This 1 of NOVEMBER, 2025.

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


By:   
**Mitchell Turner**  
**President**

Signed, Sealed, and Delivered in the presence of the undersigned notary on this 1<sup>st</sup> day of November, 2025.




MARNA J BERRYHILL  
NOTARY PUBLIC, GEORGIA  
BIBB COUNTY  
MY COMMISSION EXPIRES  
JUNE 21, 2029

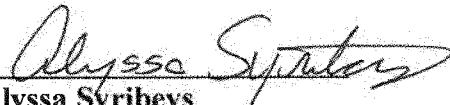
Notary Public, State of Georgia  
Commission expires:

By:   
Jessica Edmonds  
Vice President

Signed, Sealed, and Delivered in the presence of the undersigned notary on this  
1st day of November, 2025.

  
Notary Public, State of Georgia  
Commission expires:

MARNA J BERRYHILL  
NOTARY PUBLIC, GEORGIA  
BIBB COUNTY  
MY COMMISSION EXPIRES  
JUNE 21, 2029

By:   
Alyssa Syribey  
Secretary

Signed, Sealed, and Delivered in the presence of the undersigned notary on this  
1st day of November, 2025.

  
Notary Public, State of Georgia  
Commission expires:

MARNA J BERRYHILL  
NOTARY PUBLIC, GEORGIA  
BIBB COUNTY  
MY COMMISSION EXPIRES  
JUNE 21, 2029