
Doc ID: 014413370002 Type: GLR
Recorded: 11/14/2014 at 03:17:36 PM
Fee Amt: \$14.00 Page 1 of 2
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
BK 7192 PG 459-460

UPON RECORDING RETURN TO:
M. Larry Sprague
Attorney at Law
Fischer Development Company
3940 Olympic Blvd., Ste. 100
Erlanger, Kentucky 41018
(859) 344-5968

Cross Reference:
Deed Book 6857, Page 107

**FIRST AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
RESERVATION OF EASEMENTS
FOR
BARRETT LANDING**

THIS FIRST AMENDMENT (hereinafter referred to as "First Amendment") is made this 1st day of November, 2014 by **GRAND COMMUNITIES, LTD.**, a Kentucky limited partnership (hereinafter referred to as "Declarant").

WITNESSETH

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Barrett Landing, which was recorded on October 9, 2013 at Deed Book 6857, Page 107, Forsyth County, Georgia land records (hereinafter as supplemented and/or amended from time to time, the "Declaration"); and

WHEREAS, pursuant to Section 14.2 of the Declaration, Declarant may unilaterally amend the Declaration; provided, however, any such amendment shall not materially adversely affect the substantive rights of any Owners hereunder nor shall it adversely affect title to any Lot without the consent of the affected Owner; and

WHEREAS, this First Amendment does not materially adversely affect the substantive rights of any Owners under the Declaration, or adversely affect the title to any Lot; and

NOW THEREFORE, the undersigned hereby adopts this First Amendment to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Barrett Landing, hereby declaring that all the property now or hereafter subject to the Declaration shall be held, conveyed, encumbered, used, occupied and improved subject to the Declaration, amended as follows:

1. Section 6.2(m) is deleted in its entirety and replaced with the following:

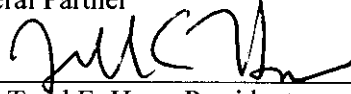
“(m) Fencing. No fences shall be erected or built on any part of any Lot between the rear of the Dwelling Unit and the street in front of such Dwelling Unit. Fences erected on said Lot from the rear of the Dwelling Unit and the back property line shall not be in excess of six (6) feet in height and shall be rustic rail, split rail, decorative PVC, ornamental iron, decorative wood, decorative metal or hedge, or other material approved by the Board. Non-reflective metal fences may be installed as an integral part of a fence constructed of the aforesaid materials in order to provide a secure enclosure. Barbed wire, chain link or similar fences shall be prohibited. On a corner lot, the section or sections running adjacent to the side street shall not extend closer to said side street at any point than the Dwelling Unit on said Lot. Notwithstanding anything to the contrary, any fence installed on a Lot must be approved pursuant to Section 5 hereof. Entrance designations, fences and any other Structure erected by Declarant, Builder and/or the Association are exempt from this Restriction.”

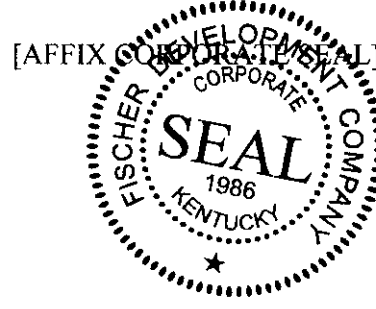
2. Unless otherwise defined herein, the words used in this First Amendment shall have the same meaning as set forth in the Declaration.

3. Except as herein modified, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be executed by its duly authorized officer under seal as of the day and year first above written.

DECLARANT:
GRAND COMMUNITIES, LTD.
a Kentucky limited partnership
By: Fischer Development Company
a Kentucky corporation
Its: General Partner

By: 
Todd E. Huss, President



Signed, sealed, and delivered
in the presence of:


UNOFFICIAL WITNESS


NOTARY PUBLIC

My Commission Expires: 1/26/2016

[AFFIX NOTARY SEAL]

