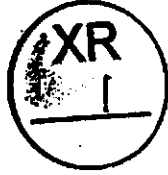


Mail
Stephen Gresham
4125 Atlanta Rd
Smyrna GA 30080



Deed Book 15364 Pg 5326
Filed and Recorded Aug-12-2016 02:46pm
2016-0096997
Real Estate Transfer Tax \$0.00
Georgia Intangible Tax Paid \$0.00

Rebecca Keaton

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

After recording, please return to:
Rachel E. Conrad
Dorough & Dorough, LLC
Attorneys at Law
160 Clairemont Avenue
Suite 650
Decatur, Georgia 30030
(404) 687-9977

CROSS REFERENCE: Deed Book: 15353
Page: 3992

**FIRST AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS
FOR THE QUAD AT MEETING PARK**

THIS FIRST AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE QUAD AT MEETING PARK (hereinafter referred to as "First Amendment") is made this 11 day of August, 2016 by **PULTE HOME CORPORATION**, a Michigan corporation (hereinafter referred to as "Declarant") and **THE QUAD AT MEETING PARK NEIGHBORHOOD ASSOCIATION, INC.**, a Georgia nonprofit corporation (hereinafter referred to as the "Association");

WITNESSETH

WHEREAS, Declarant executed that certain Declaration of Protective Covenants for The Quad at Meeting Park, which was recorded July 7, 2016 at Deed Book 15353, Page 3992, *et seq.*, Cobb County, Georgia records (hereinafter as supplemented and/or amended from time to time, the "Declaration"); and

WHEREAS, the Association is a nonprofit corporation organized under the Georgia Nonprofit Corporation Code to be the Association named in the Declaration to have the power and authority set forth therein; and

WHEREAS, Section 16.3 of the Declaration provides that the Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of at least 2/3 of the Total Association Vote and, during the Declarant Control Period, the written consent of the Declarant; and

WHEREAS, Declarant, as the Owner of all of the Lots in the Community and the holder of all of the votes in the Association, desires to amend the Declaration as set forth herein, as evidenced by the signature attached hereto and by this reference incorporated herein;

NOW THEREFORE, the undersigned hereby adopt this First Amendment to the Declaration of Protective Covenants for The Quad at Meeting Park, hereby declaring that all of the property now or hereafter subject to the Declaration shall be held, conveyed, encumbered, used, occupied and improved subject of the Declaration, amended as follows:

1.

The Declaration is hereby amended by deleting Section 6.4(c) of the Declaration in its entirety and replacing it with a new Section 6.4(c) to read as follows:

(c) All vehicles shall be parked within garage parking spaces, unless and except to the extent that the Occupants of a Lot have more vehicles than the number of garage parking spaces serving their Lot. Vehicles may be parked in the driveway serving a Lot only after all of the garage parking spaces serving a Lot have vehicles parked in them. Any vehicle parked on a driveway may not encroach onto any street, alley, sidewalk or other landscaped area. Any striped or lined parking located along Hanlon Road (Private Street) within the Community is intended to be limited to Owners and their guests. Any striped or lined parking spaces located along the public roads around the Community is available for the general public and will not be restricted for Community use.

2.

The Declaration is hereby amended by adding a new Section 6.33, entitled "Grass Paver and Turnaround Area," to read as follows:

6.33 Grass Paver Alley and Turnaround Area. Pursuant to City of Marietta site specific zoning conditions, a portion of the Common Area located between Townhome Lots 52 and 53 (identified in the zoning conditions as T17 and T18) is required to contain a grass paver alley and a twenty-three foot (23') permanent access easement area ("Easement Area") to allow fire trucks and other emergency vehicles to turn around, as the same is generally shown on Exhibit "A" attached hereto and by this reference incorporated herein and more particularly identified on one or more subdivision plats recorded in the Cobb County, Georgia land records. No vehicle shall be permitted to park, temporarily or permanently, in the Easement Area. The Association shall be responsible for the maintenance, repair and replacement of the grass paver alley and the Easement Area in accordance with Section 5.1 of the Declaration.

In accordance with the City of Marietta site specific zoning conditions, the grass paver alley and the Easement Area, once constructed, may not be removed,

altered, improved or reconfigured and this Section 6.33 may not be amended unless approved by the appropriate agency of the City of Marietta.

3.

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

4.

This First Amendment shall be effective only upon being recorded in the records of the Clerk of Superior Court of Cobb County, Georgia and shall be enforceable against current Owners of a Lot subject to the Declaration.

5.

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

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Association hereby consents to, approves and executes this First Amendment under seal, this 11 day of August, 2016.

ASSOCIATION: **THE QUAD AT MEETING PARK NEIGHBORHOOD ASSOCIATION, INC.,** a Georgia nonprofit corporation

By: [Signature]
Print Name: Jeffrey J. Kugsted
President

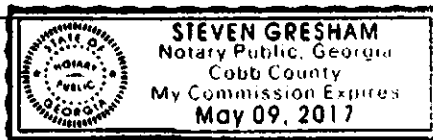
Attest: [Signature]
Its: Michelle J. Horstemeier
Secretary

Signed, sealed, and delivered in the presence of:

[CORPORATE SEAL]

[Signature]
WITNESS

[Signature]
NOTARY PUBLIC



My Commission Expires:

May 9, 2017

[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Declarant, as the Owner of all of the Lots in the Community and as the holder of all of the votes in the Association, has caused this First Amendment to be executed under seal the day and year first above written.

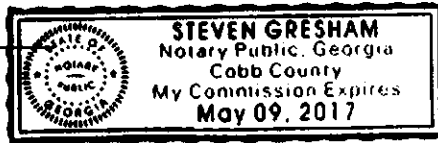
DECLARANT: PULTE HOME CORPORATEION, a Michigan corporation

By: [Signature]
Print Name: JASON GARRETT
Title: VICE PRESIDENT LAND PLANNING & ENGINEERING

Signed, sealed, and delivered in the presence of:

[CORPORATE SEAL]

[Signature]
WITNESS
[Signature]
NOTARY PUBLIC



My Commission Expires: May 9, 2017

[AFFIX NOTARY SEAL]

Exhibit A

