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**Return to:**

Weissman PC  
3500 Lenox Road  
One Alliance Center, 4<sup>th</sup> Floor  
Atlanta, GA 30326  
Attention: Seth G. Weissman, Esq.

**Cross Reference:**  
Deed Book 15724, Page 4059

**FIRST AMENDMENT TO THE  
AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR SESSIONS WALK**

This **FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SESSIONS WALK** ("**Amendment**") is made on the date set forth below by **STANLEY MARTIN COMPANIES, LLC**, a Maryland limited liability company (hereinafter referred to as "**Declarant**").

**WITNESSETH:**

**WHEREAS**, Declarant recorded that certain Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Sessions Walk on March 24, 2020 in Deed Book 15724, Page 4059, et seq., Cobb County, Georgia records (as amended and/or supplemented, hereinafter collectively, the "**Declaration**");

**WHEREAS**, a detached single-family home is planned to be constructed on Lot 19 ("**Lot 19**") as more particularly shown on that certain "Revised Final Plat for: Sessions Walk Townhomes" recorded on August 28, 2020 in Plat Book 279, Page 534, et seq., aforesaid records;

**WHEREAS**, Declarant wishes to amend the Declaration to include Lot 19 in the definition of "Residence" in Section 1.37 of the Declaration;

**WHEREAS**, Section 15.2 of the Declaration provides Declarant with the right to unilaterally amend the Declaration, provided, any such amendment shall not directly, materially and adversely affect the substantive rights of any Owner, nor shall it adversely affect title to any Lot without the consent of the affected Owner;

**WHEREAS**, Declarant is the owner of Lot 19 and hereby consents to this Amendment;

**WHEREAS**, capitalized terms used herein shall have the same meaning as set forth in the Declaration unless provided otherwise herein; and

**NOW, THEREFORE**, in accordance with Section 15.2 of the Declaration, Declarant does hereby unilaterally amend the Declaration as follows:

1.

The following is inserted at the end of Section 1.37 of the Declaration:

"The term "Residence" shall also include Lot 19, as more particularly shown on that certain "Revised Final Plat for: Sessions Walk Townhomes" recorded on August 28, 2020 in Plat Book 279, Page 534, et seq., aforesaid records. Said Lot 19 is a detached townhome as opposed to an attached townhome."

Except as amended hereby, the Declaration shall remain in full force and effect.

**IN WITNESS WHEREOF**, the undersigned person being the duly appointed representative of Declarant has executed this Amendment this 17 day of Oct., 2020.

**DECLARANT:**

**STANLEY MARTIN COMPANIES, LLC,**  
a Maryland limited liability company

By: [Signature] [SEAL]  
Name: [Signature]  
Title: [Signature]

Signed, sealed, and delivered  
in the presence of:

[Signature]

Witness

[Signature]

Notary Public

[NOTARY SEAL]

