

After recording, please return to:  
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CROSS REFERENCE: Deed Book: 15700  
Page: 3104

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**FIRST AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS  
FOR TOWNS AT ELEVATE**

THIS FIRST AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TOWNS AT ELEVATE (hereinafter referred to as "Amendment") is made this 10<sup>th</sup> day of February, 2020 by **LENNAR GEORGIA, INC.**, a Georgia corporation (hereinafter referred to as "Declarant") and **TOWNS AT ELEVATE HOMEOWNERS ASSOCIATION, INC.**, a Georgia nonprofit corporation (hereinafter, the "Association").

**WITNESSETH**

**WHEREAS**, Declarant executed that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Towns at Elevate, which was recorded January 3, 2020 at Deed Book 15700, Page 3104, *et seq.*, Cobb County, Georgia land records (hereinafter as supplemented and/or amended from time to time referred to as the "Declaration"); and

**WHEREAS**, Article 11, Section 11.6(c) of the Declaration provides that the Declaration may be amended upon the affirmative vote or written consent or any combination thereof of Owners of at least two-thirds (2/3) of the Units and the consent of the Declarant; and

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

**THE PURPOSE OF THIS FIRST AMENDMENT TO REVISE  
EXHIBIT "A" TO THE DECLARATION**

**NOW THEREFORE**, the undersigned hereby adopt this First Amendment to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Towns at Elevate, 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.

Exhibit "A" to the Declaration is hereby amended by striking the same in its entirety and substituting in lieu thereof the Exhibit "A" attached hereto and by this reference incorporated herein.

2.

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

3.

This 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 Unit subject to the Declaration.

4.

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

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed under seal the day and year first above written.

DECLARANT: **LENNAR GEORGIA, INC.**, a Georgia corporation

By:  
Print Name:  
Title:

*Andrew C Hill*  
Andrew C Hill  
Vice President

Signed, sealed, and delivered  
in the presence of:

*[Signature]*  
WITNESS

*Maria Fernino*  
NOTARY PUBLIC

My Commission Expires



[NOTARY SEAL]



[CORPORATE SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the Association hereby consents and acknowledges this Amendment under seal as of the day and year first above written.

ASSOCIATION: **TOWNS AT ELEVATE HOMEOWNERS ASSOCIATION, INC.**, a Georgia nonprofit corporation

By: Holly Yaeger  
Holly Yaeger, President

Attest: [Signature]  
Carter Richardson, Secretary

Signed, sealed, and delivered in the presence of:

[CORPORATE SEAL]

[Signature]  
WITNESS

[Signature]  
NOTARY PUBLIC

My Commission Expires

[NOTARY SEAL]

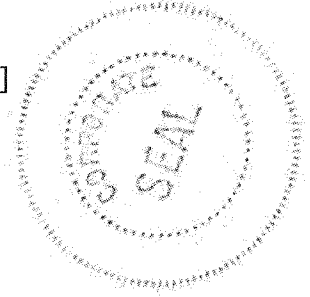


EXHIBIT "A"  
Property Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 693 and 749 of the 17th District, 2nd Section, Cobb County, Georgia, being **Parcel 4** (containing approximately 1.091 acres) and **Parcel 5** (containing approximately 1.541 acres), as more particularly shown on that certain **Final Plat for West Village – Phase III, Block A**, prepared by Planners and Engineers Collaborative, containing the seal of Michael C. Sanford, dated July 17, 2019, recorded December 4, 2019 at Plat Book 278, Pages 769-774, Cobb County, Georgia land records, reference to said plat of survey and the record thereof hereby made for a more complete description.