

BK 034 | PG 195

LOWNDES COUNTY, GA
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Beth C. Greene
CLERK OF SUPERIOR COURT

This document to be returned to:
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Langdale Vallotton, LLP
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061022/DS

**SIXTH AMENDED DECLARATION OF RESTRICTIVE
COVENANTS OF GROVE POINTE**

STATE OF GEORGIA
COUNTY OF LOWNDES

THIS SIXTH AMENDED DECLARATION, is made this 28th day of December, 2017, by GROVE POINTE, LLC, a Georgia limited liability company, hereinafter referred to as "Declarant".

WHEREAS, Declarant did execute that certain Declaration of Restrictive Covenants for Grove Pointe, which is recorded in Deed Book 3634, Page 77, Lowndes County, Georgia deed records; and

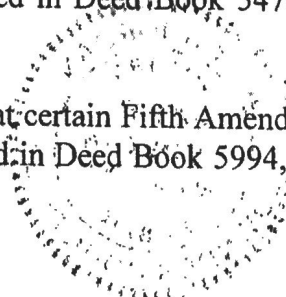
WHEREAS, Declarant did execute that certain First Amended Declaration of Restrictive Covenants of Grove Pointe, which is recorded in Deed Book 3820, Page 243, Lowndes County, Georgia deed records; and

WHEREAS, Declarant did execute that certain Second Amended Declaration of Restrictive Covenants of Grove Pointe, which is recorded in Deed Book 4823, Page 159, Lowndes County, Georgia deed records; and

WHEREAS, Declarant did execute that certain Third Amended Declaration of Restrictive Covenants of Grove Pointe, which is recorded in Deed Book 5000, Page 286, Lowndes County, Georgia deed records; and

WHEREAS, Declarant did execute that certain Fourth Amended Declaration of Restrictive Covenants of Grove Pointe, which is recorded in Deed Book 5476, Page 1, Lowndes County, Georgia deed records;

WHEREAS, Declarant did execute that certain Fifth Amended Declaration of Restrictive Covenants of Grove Pointe, which is recorded in Deed Book 5994, Page 163, Lowndes County, Georgia deed records; and



WHEREAS, this Amendment is being conducted pursuant to the authority granted in Section 8.05 of the Declaration of Restrictive Covenants to do the following:

- (i) Add and include Phase 6 to this Declaration; and
- (ii) With respect to Phase 6, the minimum heated living area of residences shall be 2200 square feet; and
- (iii) With respect to Phase 6, no cargo trailers shall be stored on any Lot unless stored in a fully enclosed structure, or otherwise stored in a fenced rear yard so as not to be visible whatsoever from any street.

no other revisions or additions are being made to the Declaration; and

WHEREAS, the Declarant has the right to amend the Declaration.

NOW THEREFORE, Declarant does hereby amend the Declaration by adding Phase 6 of Grove Pointe as shown on that certain map or plat of survey as recorded in Plat Cabinet C, Pages 0190-0194, Lowndes County, Georgia, deed records. Said Phase 6 along with the other restrictions pertinent to such Phase contained herein, shall be subject to this Declaration, as Amended.

All other terms and conditions of the original Declaration, as Amended, not in conflict with the terms and conditions herein, shall remain in full force and effect.

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

Grove Pointe, LLC

By: [Signature]
Thomas B. Call, Jr., Manager

By: [Signature]
William P. Langdale, III, Manager

By: [Signature]
Gary N. Cannon, Manager

Signed, sealed and delivered before me
this 28th day of December, 2017.

Witness

Notary Public



**LIENHOLDER'S CONSENT AND RATIFICATION OF FIFTH AMENDED
DECLARATION OF RESTRICTIVE COVENANTS**

GEORGIA, LOWNDES COUNTY

Southwest Georgia Bank, Valdosta, Georgia, as holder of that certain Real Estate Deed to Secure Debt dated April 19, 2017 from Grove Pointe, LLC to Southwest Georgia Bank, recorded in Deed Book 6172, Page 91, as modified by that Certain Modification of Deed to Secure Debt, recorded in Deed Book 6276, Page 57, Lowndes County, Georgia, deed records, and as further modified by that certain Modification of Deed to Secure Debt recorded in Deed Book 6276, Page 57, Lowndes County, Georgia, deed records, hereby consents to the Sixth Amended Declaration of Restrictive Covenants, a copy of which Amendment is attached hereto and by specific reference, made a part hereof.

Dated this 20th day of December, 2017.

Southwest Georgia Bank

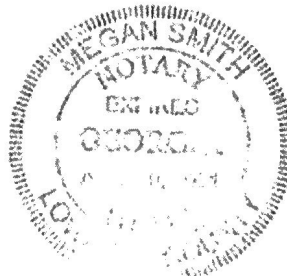
By: Jennifer Stalvey
Name: Jennifer Stalvey Title: VP

Attest: [Signature]
Name: Patrick Brown Title: VP

Signed, sealed and delivered in the
presence of:

Cara Wells
Unofficial Witness

Megan Smith
Notary Public



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Exhibit "A"

Legal Description

All that tract or parcel of land situate, lying and being in Land Lot 38 of the 12th Land District of Lowndes County, Georgia, and being more particularly described as Phase 6, of Grove Pointe as depicted on that certain map or plat of survey thereof prepared by Folsom Surveying, LLC and recorded in Plat Cabinet C, Pages 0190-0194, Lowndes County, Georgia, deed records, to which map or plat of survey and the record whereof reference is hereby made for all purposes in aid of description.