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Hattie Holmes Sullivan
Clerk of Superior Court
Augusta Richmond County,

Recording Fee: \$16.00

ADDENDUM TO DECLARATION OF COVENANTS AND RESTRICTIONS PROVIDING FOR FOREST HILLS
TOWNEHOUSE ASSOCIATION, INC.

This Addendum, made this 8 day of November, 2017, by Forest Hills Townhouse Association, Inc., a Georgia Non-Profit corporation organized under the laws of the State of Georgia ("Association").

WITNESSETH:

WHEREAS, a Declaration of Covenants and Restrictions was executed by Augusta Tennis Club, Inc., on December 23, 1976, and recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Realty Real 70 Page 180;

WHEREAS, the Declaration, under ARTICLE VII, Section 2, vested in Forest Hills Townhouse Association, Inc., a Georgia Non-Profit Corporation, the authority to amend the Declaration of Covenants and Restrictions ("Declaration") in any manner upon vote of three-fourths (3/4) of votes cast at a duly called meeting of the Association;

WHEREAS, a meeting of the Association was called and held on June 28, 2017, for the purpose of amending the Declaration to incorporate the provisions of the Georgia Property Owners' Association act set forth in O.C.G.A. 44-3-220, et. seq., which was dismissed due to an insufficient number of members present to constitute a quorum;

WHEREAS, in accordance with the amendment provisions of the Declaration, a second meeting was called within sixty (60) days on August 24, 2017;

WHEREAS, as provided in the Declaration, thirty (30) day notice of the meeting was properly given to all members on the 22nd day of July, 2017;

WHEREAS, the attached Amendment to the Declaration was adopted by the Association at such meeting by the required 75% vote with 45 votes in favor of the Amendment and 15 votes against the Amendment; and

WHEREAS, under ARTICLE VII, Section 2, the President and Secretary of the Association have executed this Addendum to the Declarations of Covenants and Restriction.

NOW, THEREFORE, Forest Hills Townhouse Association, Inc. does amend and restate the Declaration of Covenants and Restrictions, as attached, incorporating the provisions of The Georgia Property Owners' Association Act set forth in O.C.G.A 44-3-220, et. seq.

The Association and the Voting Members approving this Amendment elect to submit the Forest Hills Townhouse Association to the provisions and benefits of the Georgia Property Owners' Association Act.

IN WITNESS WHEREOF, the undersigned have executed this document, on the ____ day of _____, 2017.

FOREST HILLS TOWNEHOUSE ASSOCIATION, INC.
856 1/2 Wimbledon Drive
Augusta GA 30909

BY: Edward Hill
PRESIDENT

Gail Shaper
Signed, sealed and delivered in the presence of:
Notary Public, Richmond County, Georgia
My Commission Expires 1/12/2018
Notary Public
Richmond County, Georgia
UNOFFICIAL WITNESS: _____

Gail Shaper
Signed, sealed and delivered in the presence of:
Notary Public, Richmond County, Georgia
My Commission Expires: 1/12/2018
Notary Public
Richmond County, Georgia
January 12, 2018

UNOFFICIAL WITNESS:

[Signature]

Signed, sealed and delivered in the presence of:
Notary Public, Richmond County, Georgia
Commission expires: 3-21-2021

UNOFFICIAL WITNESS:

[Signature]

FOREST HILLS TOWNEHOUSE ASSOCIATION,
INC.
856 1/2 Wimbledon Drive
Augusta GA 30909

BY: *[Signature]*
PRESIDENT

BY: *[Signature]*
SECRETARY

Cindy C Kight
NOTARY PUBLIC
Richmond County, GEORGIA
My Comm. Expires 03/21/2021
[Signature] 11-8-17