

Return To:
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Cross Reference to: Deed Book 635, page 108 and Deed Book 1015, page 275

SECOND AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
CALLAWAY WOODS AND LAKESIDE

THIS SECOND AMENDMENT TO SECOND AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
CALLAWAY WOODS AND LAKESIDE (this "Amendment"), is made by CALLAWAY WOODS
AND LAKESIDE HOMEOWNERS ASSOCIATION, INC., a Georgia non-profit corporation
(hereinafter referred to as the "Association") as of this 27th day of February, 2023;

WITNESSETH THAT:

WHEREAS, Members of the Association representing more than 66 and 2/3% of all the
Members of the Association have approved and consented in writing to the Association amending the
Declaration as hereinafter set forth and it is necessary to make and file this Amendment in the real
estate records of Harris County, Georgia, to evidence the same;

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

1. Article IX Duration and Amendment, is amended by deleting the existing Section
9.01 Duration, and replacing it with a new Section 9.01 to read as follows:

"9.01 Duration. This Declaration and the Restrictions contained herein
shall run with and bind the Property for a period of twenty (20) years from and
after the date when this Declaration is filed for record with the Clerk of the
Superior Court of Harris County, Georgia, after which time this Declaration and
the Restrictions shall be automatically renewed for successive periods of twenty
(20) years each, unless sixty-six and two-thirds (66-2/3rds) or more of the
Members of the Association by written consent and/or affirmative vote elect to
not renew the Declaration and an amendment to the Declaration evidencing the
same and made by the Association is recorded in the Office of the Clerk of the
Superior Court of Harris County, Georgia, prior to the expiration of the initial
twenty (20) year term of this Declaration or any subsequent twenty (20) year
renewal term. There shall be no limit on the number of times this Declaration and
the Restrictions contained herein may be renewed. Notwithstanding the foregoing
provisions to the contrary, any perpetual easement reserved herein shall be
permanent and have perpetual duration if so provided in the language reserving
such easement."

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed, under seal, by its duly authorized officers as of the date first set forth above.

CALLAWAY WOODS AND LAKESIDE
HOMEOWNERS ASSOCIATION, INC.

By: Al Barber
Al Barber
President

Attest: Carol Hiller
Carol Hiller
Secretary

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:

Margerie Steward
Witness

Alexandra Rose Prince
Notary Public

My Commission Expires: 2/16/2025



Alexandra Rose Prince
NOTARY PUBLIC
Talbot County, Georgia
My Commission Expires
February 16, 2025

(NOTARY SEAL)

CERTIFICATION

The undersigned, Al Barber and Carol Hiller, being the duly elected President and Secretary, respectively, of Callaway Woods and Lakeside Homeowners Association, Inc., a Georgia non-profit corporation (the "Association"), having first being duly sworn, certify that the amendment set forth in the foregoing Second Amendment to Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Callaway Woods and Lakeside were approved and adopted by Consent to Action approved and signed by more than 66 and 2/3% of the Members of the Association in accordance with Section 9.03 of Article IX of the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Callaway Woods and Lakeside.

This 2nd day of ~~March~~ ^{February}, 2023.

Al Barber
Al Barber

Carol Hiller
Carol Hiller

Sworn to and subscribed before
me on the date set forth above.

Alexandra Rose Prince
Notary Public
My Commission Expires: 2/16/2025

(NOTARY SEAL)

3405994



Alexandra Rose Prince
NOTARY PUBLIC
Talbot County, Georgia
My Commission Expires
February 16, 2025