

7-30-03

Deed Book 14797 Pg. 420
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2003-0113814

Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
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Return to: Weissman, Nowack, Curry & Wilco, P.C. Cross Reference Deed Book 13909
One Alliance Center, 4th Floor Page 275
3500 Lenox Road
Atlanta, Georgia 30326
ATTN: JCK

**AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR PARKVIEW AT SHADOW LAKE**

This AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PARKVIEW AT SHADOW LAKE (hereinafter referred to as the "Amendment") is made on the date set forth below by the PARKVIEW AT SHADOW LAKE HOMESOWNERS ASSOCIATION, INC., a Georgia non-profit corporation (hereinafter referred to as the "Association") with the consent of PARKSIDE HOMES, INC., a Georgia corporation (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, on November 27, 2002, that certain Declaration of Protective Covenants, Conditions, and Restrictions for Parkview At Shadow Lake was recorded in Deed Book 13909, Page 275, *et seq.*, DeKalb County, Georgia records (hereinafter referred to as the "Declaration");

WHEREAS, a plat of survey for Parkview At Shadow Lake prepared by Mansur Engineering, Inc. was filed in Plat Book 132, Page 78, DeKalb County, Georgia records;

WHEREAS, Article XI, Section 4 of the Declaration provides that the Declaration may be amended by the affirmative vote or written consent, or any combination thereof, of the owners of at least two-thirds (2/3) of the lots and the consent of the Declarant for so long as the Declarant owns any property for development and/or sale in the community;

WHEREAS, the written consent of the owners of at least two-thirds (2/3) of the lots is set forth on Exhibit "A" of this Amendment;

WHEREAS, as of the date of this Amendment, Declarant owns property in the community for development and/or sale, and the written consent of Declarant is evidenced by its execution of this Amendment; and

maintenance, repairs, or replacement deemed necessary. The Owner shall have ten (10) days after receipt of such notice within which to complete such maintenance, repair, or replacement, or, in the event that such maintenance, repair, or replacement is not capable of completion within a ten (10) day period, to commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Association may then provide any such maintenance, repair, or replacement at such Owner's sole cost and expense, and all costs shall be added to and become a part of the assessment to which such Owner is subject and shall become a lien against the Lot.

2.

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

3.

This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one and the same agreement.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned persons, being the officers of the Association, have executed this Amendment and hereby certify that this Amendment was duly adopted this 21st day of May, 2003.

ASSOCIATION:

Signed, sealed and delivered

this 21 day of May, 2003

[Signature]
Witness

[Signature]
Notary Public

My Commission Expires: August 24, 2003
Notary Public, Evans County, Georgia



Signed, sealed and delivered
this 21 day of May, 2003

[Signature]
Witness

[Signature]
Notary Public

My Commission Expires: August 24, 2003
Notary Public, Evans County, Georgia

[NOTARY SEAL]



PARKVIEW AT SHADOW LAKE
HOMESOWNERS ASSOCIATION, INC.
a Georgia non-profit corporation

By: [Signature]
Name: Greg Evans
Title: President

ATTEST:

By: [Signature]
Name: Kim Battle
Title: Secretary/Treasurer

[CORPORATE SEAL]



PARKSIDE HOMES, INC.
a Georgia non-profit corporation

By: [Signature]
Name: Greg Evans
Title: President

[CORPORATE SEAL]



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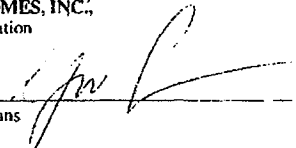
EXHIBIT "A"

LOT OWNER CONSENT

The undersigned Owner hereby consents to the foregoing Amendment to the Declaration of Protective Covenants, Conditions, and Restrictions for Parkview At Shadow Lake.

OWNER(S) OF LOT(S) 1-12, 74-81

PARKSIDE HOMES, INC.,
a Georgia corporation

By: 
Name: Greg Evans

[CORPORATE SEAL]

