

Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Upon Recording Return to:
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Duluth, Georgia 30097
(22225.16002)

Cross Reference: Book: 8921
Page: 75

STATE OF GEORGIA

COUNTY OF GWINNETT

**AMENDMENT TO THE DECLARATION
OF COVENANTS, RESTRICTIONS AND EASEMENTS
FOR LANTERN WALK**

THIS AMENDMENT is made by Northside Bank a Georgia banking corporation ("Association").

WITNESSETH

WHEREAS, Lantern Walk, LLC, a Georgia limited liability company, signed that certain Declaration of Covenants, Restrictions and Easements for Lantern Walk and caused it to be recorded on July 19, 2006 in Deed Book 8921, Page 75, *et seq.* of the real property records of the Clerk of the Superior Court of Cherokee County, Georgia (the "Declaration"); and

WHEREAS, the Declaration was amended by that certain Amendment to the Declaration of Covenants, Restrictions and Easements for Lantern Walk made by Lantern Walk Community Association, Inc. recorded on November 14, 2011 in Deed Book 11583, Page 495, *et seq.* of the real property records of the Clerk of the Superior Court of Cherokee County, Georgia and that

certain Amendment to the Declaration of Covenants, Restrictions and Easements for Lantern Walk made by Lantern Walk Community Association, Inc. recorded on January 24, 2012 in Deed Book 11677, Page 233 of the real property records of the Clerk of the Superior Court of Cherokee County, Georgia (collectively, the "Amendments"); and

WHEREAS, pursuant to Article XII of the Declaration, until termination of the Development Period (as defined in the Declaration), the Declaration may be amended by Declarant (as defined in the Declaration), who may unilaterally amend this Declaration for any purpose; and

WHEREAS, Northside Bank succeeded to the ownership of a portion of property subject to the Declaration and to all of the rights of Lantern Walk, LLC as "Declarant" pursuant to that certain Deed Under Power recorded on June 16, 2010 and recorded in Deed Book 11046, Page 130 of the real property records of the Clerk of the Superior Court of Cherokee County, Georgia; and

WHEREAS, Northside Bank, as Declarant, desires to amend the Declaration to change the existing leasing restriction;

NOW THEREFORE, pursuant to the rights set forth above Article VIII, Section 7(c) ("Leasing") of the Declaration shall be amended by the deletion of the provision in its entirety and its replacement with the following language:

(c) Restriction on Leasing. At no ~~time may~~ more than thirty percent (30%) of Lots within the Property be leased at any one time, except as provided herein, the leasing of Lots shall otherwise be prohibited. No Owner of a Lot may lease such Lot except as provided below for cases of undue hardship

To ensure that this limitation is not exceeded, an Owner who intends to lease his or her Lot shall first seek the consent of the Board to rent (including contracts for a "lease-purchase"), whereupon the Board will notify the Owner if this limitation has been met. Any request for consent to lease a Lot must be presented to the Board in writing and contain the current name and contact information for the Owner, and the contact information for the Owner (if different) once the Lot is leased.

If the limit has been met, the Owner shall not seek to let or let the Lot. If this limit has not been met, permission shall be granted for a one-year period so long as such Owner does not have unpaid assessments or fines owed to the Association. Should the Owner who has received permission desire to re-let the Lot, he or she shall again seek the consent of the Board. All such requests shall be granted upon a first come/first serve basis.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

IN WITNESS THEREOF, the undersigned parties have executed this Amendment this 15th day of April, 2013.

DECLARANT: Northside Bank,
a Georgia banking corporation

Signed, sealed, and delivered
on this 15th day of April, 2013
in the presence of:

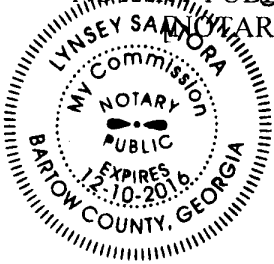
By: [Signature]
Name: Robbie Stephens
Its: VP

Connie Melendon
WITNESS

[BANK SEAL]

Lynsey Sammons
NOTARY PUBLIC

[NOTARY SEAL]



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