

AMANDA A DOSS, Clerk Superior Court
LINCOLN COUNTY SUPERIOR/JUVENILE
COURT County, Ga.
Bk 00306 Pg 0755-0757
Penalty: \$0.00
Interest: \$0.00
Participants: 6501158808

RETURN RECORDED DOCUMENT TO:
Longleaf Pointe Homeowner's Association, Inc.
3744 Walton Way Ext
Augusta, Georgia 30907-0916

**STATE OF GEORGIA
COUNTY OF LINCOLN**

**SECOND AMENDMENT TO THE DECLARATION OF
PROTECTIVE COVENANTS FOR LONGLEAF POINTE SUBDIVISION**

WHEREAS, the Declaration of Protective Covenants referred to above dated May 16, 2006, and recorded in the Office of the Clerk of Superior Court of Lincoln County, Georgia in Deed Book 161, Pages 768-779, as amended from time to time (the "Declaration"), contained under Article II, 15, and other portions of the Declaration, a provision allowing for the alteration to the Declaration;

WHEREAS, the Longleaf Pointe Homeowner's Association, Inc., (the "Association") pursuant to the Declaration, reserved the right to alter the Declaration and the Association desiring to do so, this Amendment is made and recorded pursuant to the Association's reservation of right.

NOW, THEREFORE, the Declaration is amended as follows:

- I. Article II, General, 5. Use Restrictions, A. Cutting of Large Trees is amended to include all healthy trees with a diameter of greater than fourteen (14) inches or more measured from a point six (6) feet above ground level.

Pursuant to the aforesaid alteration, Article II, General, 5. Use Restrictions, A. Cutting of Large Trees shall now read as follows:

No living tree located on a Lot having a diameter of fourteen (14) inches or more (measured from a point six (6) feet above ground level) shall be removed without the prior written consent of the Architectural Review Committee, EXCEPT

1. diseased or dead trees, or
2. trees growing within ten (10) feet of the approved residence, driveway, walkway, or accessory building.

**SECOND AMENDMENT TO THE BYLAWS
OF LONGLEAF POINTE HOMEOWNER'S ASSOCIATION, INC.**

WHEREAS, the Bylaws referred to above are annexed to and made a part of the Declaration dated May 16, 2006, having been recorded in the Office of the Clerk of Superior Court of Lincoln County, Georgia in Deed Book 288, Pages 791-797, as amended from time to time (the "Bylaws"), contained under Section 10, and other portions of the Declaration, a provision allowing for the alteration to the Declaration;

WHEREAS, the Longleaf Pointe Homeowner's Association, Inc., (the "Association") pursuant to the Bylaws, reserved the right to alter the Bylaws and the Association desiring to do so, this Amendment is made and recorded pursuant to the Association's reservation of right.

NOW, THEREFORE, the Bylaws are amended as follows:

- I. Section 2, Members, Paragraph H is amended to delete the obsolete reference to "the developer"; specify when the Designation of Voting Certificate must be on file; and provide clarification of significance when certificate is not on file.

Pursuant to the aforesaid alternation, Section 2, Members, Paragraph H shall now read as follows:

The vote of the owners of a property owned by more than one person, by a corporation or other entity, shall be cast by the person named in a certificate signed by all owners of the property, by the agent of such corporation, or other entity, as the case may be, and filed with the Secretary of the Association, at least thirty (30) days prior to an election or vote by the members. Such certificate shall be valid until revoked by a subsequent certificate. If such a certificate is not on file, the attendance of those owners at association meetings shall not be counted towards quorum requirements nor shall those owners be authorized or entitled to cast a vote.

- II. Section 2, Members, Paragraph I is revised to clarify what proxies are, where proxies may be obtained, and when proxies must be filed with the Association to be considered valid.

Pursuant to the aforesaid alteration, Section 2, Members, Paragraph I shall now read as follows:

Approved proxy forms are available from the Association, and when completed and signed, provide written authority to cast a vote or serve to determine meeting attendance in place of another member, but are not themselves considered votes. Proxies may only be given by a member (or their legal representative) who is in good standing and eligible to vote. Proxies, if used, shall be valid only for the particular meeting designated therein and must be filed with the Secretary at least (3) three days prior to the start of an election or vote.

III. Section 2. Members, Paragraph K is amended to specify the timeframe when a member meeting that did not have enough members in attendance to meet a quorum are to be reconvened and allow for the lower quorum percentages specified in the Official Code of Georgia Annotated §14-3-722 for reconvened members meetings.

Pursuant to the aforesaid alteration, Section 2. Members, Paragraph K shall now read as follows:

Adjourned Meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present may adjourn and reconvene the meeting within sixty (60) days utilizing the quorum percentages specified in the Official Code of Georgia Annotated §14-3-722.

Other than those amendments stated the 1st and 2nd Amendments, the Declaration and Bylaws remain unchanged and all terms of the original Declaration and Bylaws are restated.

IN WITNESS WHEREOF, the undersigned has hereunto set its name, affixed its seal and delivered these presents, acting by and through its duly authorized officers on this the 10th day of April, 2023.

Longleaf Pointe Homeowner's Association, Inc.SM

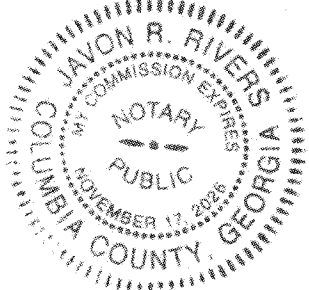
By: Christian W. Solum
Christian W. Solum
Director / Vice-president / Secretary

Signed in the presence of: CHRISTIAN SOLUM

Witness

Jan Z. Zin

Notary Public



4/10/2023

