

AMANDA A DOSS, Clerk Superior Court  
LINCOLN COUNTY SUPERIOR/JUVENILE  
COURT County, Ga.  
Bk 00314 Pg 0498-0499  
Penalty: \$0.00  
Interest: \$0.00  
Participants: 6501158808

RETURN RECORDED DOCUMENT TO:  
Longleaf Pointe Homeowner's Association, Inc.  
101 Devant Street  
STE 904 & 905  
Fayetteville, Georgia 30214-2718

**STATE OF GEORGIA  
COUNTY OF LINCOLN**

**THIRD 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, 3. Landscaping, requiring all front yards to be landscaped with solid sod upon completion of a residence, is amended to allow the area of solid sod in the front yard to be no less than the square footage of the ground floor upon completion of a residence, with the remaining front yard to be sprigged, seeded, solid sod and/or incorporate natural vegetation/mulched areas.

Pursuant to the aforesaid alteration, Article II, General, 3. Landscaping, shall now read as follows:

Upon completion of a residence, the front yards will be landscaped with solid sod, with the area of solid sod being no less than the square footage of the ground floor of the residence. The remainder of the front yard, and including the side and rear yard, may be sprigged, seeded, solid sod, and/or incorporate natural vegetation/mulched areas. All areas of the yard are to be maintained in a neat and orderly manner.

II. Article II, General, 4. Fences and Hedges, C. prohibiting ~~metal fence~~ of any kind, is amended to allow for black ornamental and coated chain link fencing.


Pursuant to the aforesaid alteration, Article II, General, 4. Fences and Hedges, C., shall now read as follows:

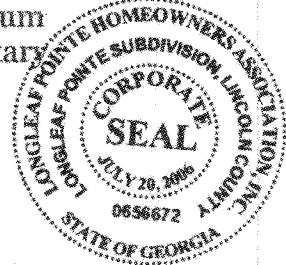
Black ornamental metal fence may be constructed to face the street. Black coated chain-link or black metal fence may be constructed on the sides and rear of a property. No chain link or wire metal fence of any kind, which faces a street, may be constructed.

Other than those amendments stated the in 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> 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 23<sup>rd</sup> day of January, 2024.

Longleaf Pointe Homeowner's Association, Inc.<sup>SM</sup>

By:   
Christian W. Solum  
Director / Secretary



Signed in the presence of:

Witness  
  
Notary Public

 1/23/2024

