

Deed Book 33281 Pg 527
Filed and Recorded Oct-10-2002 11:37am
2002-0298906
Real Estate Transfer Tax \$0.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

[SPACE ABOVE RESERVED FOR RECORDING DATA]

Return to: Weissman, Nowack, Curry & Wilco, P.C.
1349 West Peachtree Street, 15th Floor
Atlanta, Georgia 30309
Attention: Robert S. Stein

STATE OF GEORGIA	CROSS REFERENCE	Deed Book-Page
		11233-450
COUNTY OF FULTON		13588-169
		13758-056
		15187-208

**FIRST AMENDMENT TO THE RESTATED DECLARATION OF
COVENANTS AND RESTRICTIONS FOR
HOPEWELL PLANTATION, PHASES ONE AND TWO**

WHEREAS, the General Declaration of Covenants and Restrictions for Hopewell Plantation was re-recorded on December 18, 1987, in Deed Book 11233, Page 450, et seq., Fulton County, Georgia Records ("Declaration"); and

WHEREAS, the Declaration has been previously amended and restated by amendments recorded in the Fulton County, Georgia records as referenced above; and

WHEREAS, Article IX, Section 4 of the Declaration provides that the Declaration may be amended by the affirmative vote or written consent, or any combination of affirmative vote and written consent of the members of the Hopewell Plantation Homeowners' Association, Inc. ("Association") holding at least two-thirds of the total Association vote thereof; and

WHEREAS, members of the Association holding at least two-thirds of the total Association vote thereof desire to amend the Declaration and have approved this Amendment; and

NOW THEREFORE, the Restated Declaration of Covenants and Restrictions for Hopewell Plantation Subdivision, Phases One and Two, is hereby amended as follows:

Article VI, Section 10 "Architectural Standards" is amended by the addition of the following to be inserted at the end of Section 10:

Additional requirements for New Construction only:

- (1) exterior finishes of all residences must be real stucco, brick/masonry or a combination of real stucco and stone.
- (2) landscaping shall be installed as per a plan pre-approved by the Hopewell Plantation Homeowners' Association, Inc. Board. The plantings shall be mature and plant selection should be in keeping with the homes' size, layout and design.
- (3) The exterior colors of the walls and roof shall be compatible and harmonious with the colors of nearby residential structures. Highly reflective colors shall be avoided. A minimum number of colors shall be used. When more than one color is used, one color shall be clearly dominant. All color schemes should be submitted with the plans and must be approved by the Board of the Hopewell Plantation Homeowners' Association, Inc.

IT WITNESS WHEREOF, the undersigned officers of the Hopewell Plantation Homeowners' Association, Inc., hereby certify that the above Amendment to the Declaration was duly adopted by the required majority of the Association and its membership, with proper notices given.

This 25th day of September, 2002.

ASSOCIATION: HOPEWELL PLANTATION HOMEOWNERS' ASSOCIATION, INC.

Sworn to and subscribed to before Me this 25th day of September, 2002.

By: R.E. Wunderlich
President
R. E. WUNDERLICH

Attest: James L. Clark
Secretary
JAMES L. CLARK

Witness MONICA TOLEZ

Notary Public [Signature]

[Notary Seal]



[CORPORATE SEAL]



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