

Penalty: \$0.00
Interest: \$0.00

Return to: NowackHoward, LLC
Resurgens Plaza, Suite 1250
945 East Paces Ferry Road
Atlanta, GA 30326
Attn: RFD

Participants: 6407220327

STATE OF GEORGIA

Cross Reference: Deed Book 88M
Page 773

COUNTY OF JACKSON

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR CRESSWIND AT TWIN LAKES**

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Cresswind at Twin Lakes (hereinafter, the "Amendment") is made on this 23 day of August, 2021, by KH Twin Lakes LLC, a Florida limited liability company in accordance with the terms of the aforementioned Declaration.

WITNESSETH:

WHEREAS, KH Twin Lakes LLC, a Florida limited liability company (the "Declarant"), recorded that certain Declaration of Covenants, Conditions and Restrictions for Cresswind at Twin Lakes, on March 16, 2020, in Deed Book 88M, Page 773, et seq., Jackson County, Georgia records (hereinafter, as amended, the "Declaration");

WHEREAS, pursuant to Article 14, Section 2(a) of the Declaration, the Declarant may unilaterally amend the Declaration if such amendment is in the discretion of the Declarant deemed necessary to further Founder's development plan of the Community or Declarant's rights under the Declaration, until termination of the Development Period, as said term is defined in the Development Period.

WHEREAS, the Development Period, as said term is defined in the Declaration, has not been terminated; and

WHEREAS, the Declarant desires to unilaterally amend the Declaration.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1.

Article 8 is amended by deleting Section 11 thereof therefrom in its entirety and substituting the following new Section 11:

Section 11. Capitalization of Community Association Upon acquisition of record title to a Lot by any person other than the Declarant or a Builder or upon occupancy of a Lot by a person other than a Builder or Declarant and upon each subsequent transfer of title to a Lot, a contribution shall be made by or on

behalf of the purchaser or Occupant to the working capital fund of the Community Association in the amount of One Thousand Four Hundred and Ninety Four dollars (\$1,494.00) (the "Capital Contribution Fee"). This amount shall be in addition to, not in lieu of, the annual General Assessment and shall not be considered an advance payment of such Assessment. This amount shall be collected and disbursed to the Community Association at closing of the purchase and sale of the Lot to the Owner thereof other than the Declarant or a Builder, or if the obligation to make the Capital Contribution Fee arises by virtue of fifteen (15) months elapsing following the conveyance of the Lot from the Declarant or any affiliate of the Declarant to a Builder not affiliated with Declarant, the Capital Contribution Fee shall be paid immediately upon demand by the Community Association.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment to the Declaration this 23 of August, 2021.

Signed, sealed and delivered in
the presence of:

Unofficial Witness

Meredith Annie Hall
Notary Public

KH TWIN LAKES, LLC
A Florida limited liability company

By:

Print Name: Jennifer Landers

Date: August 23, 2021

My Commission Expires: 07-19-24

[NOTARY SEAL]

