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BOOK 4283 PAGE 473
Anne M. Ransom

MOORE, INGRAM, JOHNSON, & SUTHERLAND
REAL ESTATE DEPARTMENT
192 ANDERSON ST.
MARIETTA, GA 30060

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\$14.00
#27916

After Recording, Please
Return to:
William T. McKenzie, Esq.
Burr & Forman LLP
One Georgia Center, Suite 1200
600 West Peachtree Street, N.W.
Atlanta, Georgia 30308

Reference:
Declaration of Protective
Covenants, Etc. - Deed Book 2918,
Page 244, Cherokee County, Georgia
records, as amended

NOTE: THIS DOCUMENT AMENDS THE DESCRIPTION OF AND/OR SUBMITS PROPERTY TO THE PROVISIONS OF THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BRIDGEMILL

SEVENTH AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BRIDGEMILL

THIS AMENDMENT is made this 11th day of July, 2006, by BRIDGEMILL, LLC, a Georgia limited liability company (hereinafter "Declarant");

WITNESSETH:

WHEREAS, on December 4, 1997, Declarant filed of record that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for BridgeMill, which was recorded at Deed Book 2918, Page 244 et seq, Cherokee County, Georgia records, and has been amended from time to time (hereinafter collectively the "Declaration");

WHEREAS, Declarant desires to submit to the Declaration the real property described on Exhibit "A" hereto;

WHEREAS, on or about the date hereof, Declarant will sell and convey the property described on Exhibit "A" to Stonegate at BridgeMill, LLC ("Stonegate"), which intends to develop a maximum of forty (40) residential condominium units on such property.

NOW, THEREFORE, pursuant to the powers retained by Declarant pursuant to Section 11.1 of the Declaration (unilateral right to subject additional property to the Declaration for a period of 15 years) and pursuant to Section 16.4 thereof, Declarant hereby amends the Declaration as follows:

1. Submitting/Subjecting of Additional Property to the Declaration

Declarant hereby submits and subjects to the Declaration that certain parcel of approximately 8.58 acres, being in Land Lots 150 and 211, 15th District, 2nd Section, Cherokee County, Georgia and being more fully described on Exhibit "A" attached hereto (the "Property").

2. Treatment of Condominium Units under Declaration

Upon the filing of appropriate condominium documents in accordance with Georgia law, each condo unit hereafter created on or out of the Property thereby shall be considered a "Lot," and each owner thereof an "Owner," as such terms are used and defined in the Declaration. Accordingly, assessments under the Declaration shall commence as to such condo units pursuant to Section 5.8(a) of the Declaration. Further, each condo unit owner shall have membership in the "Association" (defined in the Declaration) and be entitled to one (1) vote for each unit or Lot owned, pursuant to Article IV of the Declaration.

3. Reservation of Right to Designate the Property as a Neighborhood under Declaration

Declarant hereby specifically reserves the right in its sole discretion, and Stonegate (by its execution hereof and acceptance of title to the Property) hereby agrees and consents to such reservation in Declarant's sole discretion, to hereafter designate the Property as a "Neighborhood" under the Declaration. Such reservation shall run with title to the Property and shall bind any future owners or interest holders (including mortgagees) of the Property.

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed, and Stonegate has agreed and consented thereto, as of the day and year first above written.

Signed, sealed and delivered
this 10 day of July, 2000
in the presence of:

Kay C. Williams
Witness

Susan Kelly
Notary Public

[NOTARIAL SEAL]

My commission expires: _____

DECLARANT:

BRIDGEMILL, LLC, a Georgia
limited liability company
(formerly known as Gold Mill, LLC)

By: Jefferson Development Company,
a Texas corporation, its Manager

By: Donald C. Davis
DONALD C. DAVIS
Vice President

[CORPORATE SEAL]

AGREED TO AND CONSENTED

STONEGATE AT BRIDGEMILL, LLC

By: _____

Howard A. Zuckerman
Name

Managing Member
Title

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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 150 and 211 of the 15th District, 2nd Section, Cherokee County, Georgia, and being 8.579 acres as shown on Boundary Plat for Stonegate at BridgeMill, LLC, Charter Bank & Trust Co., and Chicago Title Insurance Company, dated June 8, 2000, prepared by Betterton Surveying & Design, Inc., Robert B. Betterton, Georgia Registered Land Surveyor No. 2496, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the northwesterly right of way of BridgeMill Avenue (having a 50 foot right of way) with the right of way of Goldleaf Parkway (having a variable right of way); thence proceed in a southwesterly direction as measured along the northwesterly right of way of BridgeMill Avenue and following the curvature thereof, for a distance of 113.56 feet to a point, said point being the TRUE POINT OF BEGINNING; thence running in a southwesterly, southerly and southeasterly direction as measured along the northwesterly, westerly, and southwesterly right of way of BridgeMill Avenue and following the curvature thereof, the following courses and distances: south 19 degrees 18 minutes 18 seconds west, for a distance of 60.18 feet to a point; thence running along the along the arc of a curve an arc distance of 562.17 feet (said arc being subtended by a chord bearing south 08 degrees 42 minutes 14 seconds east, a chord distance of 540.05 feet, and having a radius of 575.00 feet) to a point; thence running south 36 degrees 42 minutes 45 seconds east for a distance of 166.10 feet to a point and corner; thence running along the along the arc of a curve an arc distance of 124.63 feet (said arc being subtended by a chord bearing south 29 degrees 54 minutes 43 seconds east, a chord distance of 124.34 feet, and having a radius of 525.00 feet) to a point; thence leaving said right of way and running north 89 degrees 01 minutes 04 seconds west for a distance of 668.82 feet to a point and corner located on the western land lot line of Land Lot 211; thence running north 00 degrees 39 minutes 20 seconds east for a distance of 670.32 feet to a point and corner located at the common corner of Land Lots 149, 150, 211 and 212; thence running north 50 degrees 00 minutes east for a distance of 259.10 feet to a point and corner; thence running south 86 degrees 00 minutes east for a distance of 240.03 feet to the point of BEGINNING. Said tract being the same property as shown on Boundary Survey for BridgeMill, L.L.C. dated March 1, 2000 prepared by Gaskins Surveying Co., John C. Gaskins, Georgia Registered Land Surveyor No. 2060.

TOGETHER WITH a perpetual non-exclusive easement for the purposes of ingress and egress over, through and across BridgeMill Avenue, as described on that certain Right of Way Dedication Plat for BridgeMill Avenue dated April 22, 1999 prepared by Gaskins Surveying Co., John C. Gaskins, Georgia Registered Land Surveyor No. 2060, and George F. McLaughlin, III Georgia Registered Land Surveyor No. 3745, said Right of Way Dedication Plat being recorded in Plat Book 59, Page 151, Cherokee County, Georgia records, for access to the above-described property. This access easement shall expressly terminate upon completion of and the dedication and acceptance of such roadway by Cherokee County.

Rec 9-1-2000