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EFFINGHAM COUNTY

(SPACE ABOVE FOR RECORDING INFO)

When Recorded, Return To:
Weiner, Shearouse, Weitz, Greenberg & Shawe
Attn: William W. Shearouse, Jr.
14 E. State Street
Savannah, GA 31401

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

RESTATEMENT OF MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STAFFORDSHIRE ESTATES, AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STAFFORDSHIRE ESTATES AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTIRCTIONS FOR STAFFORDSHIRE ESTATES, PHASE III
(Book 1529, Page 489, Book 1916, Page 353, and Book 2132, Page 389, Effingham County, Georgia Records)

THIS RESTATEMENT of the Master Declaration, Amendment to Master Declaration and Supplemental Declaration of Covenants, Conditions and Restrictions for Staffordshire Estates, Effingham County, Georgia, is made and entered into this 9th day of June, 2014, by Synergy Homes of Georgia, LLC, the successor declarant (hereinafter called "Successor Developer" or "Successor Declarant").

WITNESSETH:

WHEREAS, Slyland Development, LLC, the original declarant of the Master Declaration of Covenants, Conditions and Restrictions for Staffordshire Estates, as amended and supplemented, did assign its declarants rights to the Successor Declarant hereunder by assignment dated 9th day of June, 2014, recorded in the office of the Clerk of Superior Court of Effingham County, Georgia in Book 2250, Page 516.

WHEREAS, Successor Developer desires to provide for the continued preservation and enhancement of the property values and amenities of Staffordshire Estates and for the maintenance of the property and the improvements thereon, and to this end desires to restate the Master Declaration of Covenants, Conditions and Restrictions, as amended and supplemented in Deed Book 1529, Page 489, Deed

Book 1916, Page 353 and Deed Book 2132, Page 389, Effingham County Records.

NOW THEREFORE, in consideration of the foregoing and of the Covenants and Agreements hereinafter made, Successor Development declares that the real property described in the aforementioned Master Declaration of Covenants, Conditions and Restrictions for Staffordshire Estates, as amended and supplemented shall continue in full force and effect and declares that the real property described in said instruments is and shall be held, developed, transferred, sold, conveyed, occupied and used subject to this restatement and the covenants, conditions and restrictions, easements, charges and liens set forth in said Master Declaration, as amended and supplemented.

IN WITNESS WHEREOF, the undersigned, being the Successor Declarant herein has hereunto caused this instrument to be executed as of the day and year first above written as the date hereof.

SUCCESSOR DEVELOPER:
Synergy Homes of Georgia, LLC

By: _____
Manager

Signed, sealed and delivered
in the presence of:

_____
Witness

_____
Notary Public

BRYAN COUNTY, GA PUBLIC CARRIE DAVIS NOTARY My Comm Exp. Aug. 21, 2015

Executed in the presence of:

Witness

Notary Public

Executed in the presence of:

Witness

Notary Public

Executed in the presence of:

Witness

Notary Public

Executed in the presence of:

Witness

Notary Public

HORIZON HOME BUILDERS OF SAVENNAH, LLC, a builder as defined in the Master Declaration, hereby acknowledges and consents to subject all lots that it owns to the terms and provisions contained herein, as evidenced by the execution hereof by its duly authorized Officer this 9th day of June, 2014.

By: _____

LIGHTHOUSE POINT REALTY, LLC, a builder as defined in the Master Declaration, hereby acknowledges and consents to subject all lots that it owns to the terms and provisions contained herein, as evidenced by the execution hereof by its duly authorized Officer this 9th day of June, 2014.

By: _____

BEACON BUILDERS, INC., a builder as defined in the Master Declaration, hereby acknowledges and consents to subject all lots that it owns to the terms and provisions contained herein, as evidenced by the execution hereof by its duly authorized Officer this 9th day of June, 2014.

By: _____

SYNERGY HOMES OF GEORGIA, LLC, a builder as defined in the Master Declaration, hereby acknowledges and consents to subject all lots that it owns to the terms and provisions contained herein, as evidenced by the execution hereof by its duly authorized Officer this 9th day of June, 2014.

By: _____

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