

FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS
FOR DEAN VIEW ESTATES

WHEREAS, T. Larry Fricks and Glen P. Robinson, III were the original developers of Dean View Estates and WHEREAS, Dean view Estates Owners Association Inc. was formed for the purpose of assuming the duties and responsibilities which were relinquished by the developer, and WHEREAS, Dean View Estates Owners Association Inc. desires to provide for the preservation of the values and amenities in said community and to this end desire to subject the real property to the protective covenants, restrictions, easements, assessments and liens established in the Road Maintenance Agreement and Protective Covenants as recorded in the Deed Records of White County, Georgia in Deed Book 243 at pages 226-227, and the Amendments to those Covenants and Restrictions herein stated.

NOW, THEREFORE, the following Amendments to the Declaration of Restrictive Covenants having been passed on the 28th day of August, 2011 at a called meeting of the Dean View Estates Owners Association in accordance with the provisions of the Declaration of Restrictive Covenants, the Declaration of Restrictive Covenants is amended as follows:

1.

PROPERTY SUBJECT TO THESE COVENANTS, CONDITIONS AND
RESTRICTIONS

The property covered by this Amendment to the Road Maintenance Agreement and Protective Covenants is described as follows:

ALL THAT TRACT or parcel of land lying and being in Land Lot 154 of the 2nd Land District of White County, Georgia and being more particularly described as 77.441 acres as shown on a certain plat of survey prepared by Morgan R. Mellette, R.L.S. dated February 13, 1990 and recorded in the Deed Records of White County, Georgia in Plat Book 43 at Page 145. Said plat and the recording thereof are incorporated herein by reference thereto for a more complete description.

ALSO : ALL THAT TRACT or parcel of land lying and being in Land Lot 154 of the 2nd Land District of White County, Georgia and being more particularly describes as 7.36 acres according to a certain plat of survey prepared by J. B. Dixon, G. R. L. S., dated December 6, 1975 and recorded in the Deed Records of White County, Georgia in Plat

GEORGIA PROPERTY OWNERS ASSOCIATION ACT

This Association shall be subject to all the benefits and subject to all of the provisions of the GEORGIA PROPERTY OWNERS ASSOCIATION ACT, O.C.G.A. 44-3-220 et.seq.

3.

BOARD OF DIRECTORS AND OFFICERS

The Association shall have a board of directors consisting of five members. The Board shall elect from their members a President, Secretary and Treasurer. The Board shall be elected at the annual meeting of the membership. After the adoption of this Amendment three members shall be elected for a term of two years and two shall be elected for a term of one year. Thereafter all elections shall be for a term of two years. This will ensure continuity with at least two Board members remaining from the prior Board. The Board shall serve without compensation. Only members in good standing can be elected to the Board. The Board shall set its own meetings and agenda. Meetings of the Board shall be open to all members and the members shall have notice of all regular meetings of the Board. A special called meeting of the Board may be called by any three members of the Board upon 24 hour notice to the remaining members of the Board and three members of the Board shall constitute a quorum.

4.

MEETINGS

The annual meeting of the Association membership will be held on the second Sunday of February. Notice of the meeting including the time and place of said meeting shall be given the membership at least thirty (30) days prior to the meeting. Details of the meeting shall be spelled out in the Association Bylaws. A Special Called Meeting of the Association may be called by the Board of Directors or by at least four (4) of the owners of property. The Special Called Meeting must be called for a stated purpose and only the stated purpose shall be discussed and voted upon. Notice of a Special Called Meeting shall be given at least seven days prior to said meeting.

MEMBERSHIP

Every record title holder of real property located within the above described property is a member of the Association. For the purposes of voting there shall be one vote per property owner. For the purposes of voting a property owner is defined as one owner even if there is more than one name on the title to any tract. A member in good standing shall be a member who is current in the dues. A member who is not in good standing cannot vote and not entitled to use any common property other than the subdivision roads. The current common property are the subdivision roads and the Association Mail Box.

6.

DUES

The current dues structure is as follows:

\$200.00 base fee for each tract;

\$200.00 additional for each dwelling on a tract

\$100.00 additional for each lot without a dwelling

Dues are collected as follows:

1/2 on February 1st and are past due on April 1.

1/2 on July 1st and are past due on September 1.

Penalties and late charges on late or unpaid dues shall be assessed based on the Georgia Property Owners Association act as well as attorney fees if collected through an attorney.

Dues may be increased at the annual meeting by vote of the Members.

7.

PROPERTY RESTRICTIONS

1. No tract shall be subdivided into tracts containing less than four (4) acres.

There shall be no mobile homes, doublewide mobile homes or tar paper buildings other than those existing prior to August, 2011.

Concrete block buildings cannot be used for dwellings and any concrete block out buildings or foundations shall be covered with stucco.

There shall be no poultry houses constructed on any lot.

There shall be no commercial livestock operations on any lot.

8.

AMENDMENTS

These Covenants may be amended at any regular or special meeting of this Association by one half plus one of the members provided that the amendment has been submitted in writing at a previous meeting.