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Dena Adams, C.S.C.
White County, GA



After Recording, PLEASE RETURN TO:
Vista View Estates Owners' Association, Inc.
Jennifer Thomas, President
76 Henry Street
Cleveland, GA 30528

FOURTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
VISTA VIEW ESTATES

WHEREAS, heretofore under date of August 25, 1988, Vista View Development Corp., executed a Declaration of Covenants, Conditions, and Restrictions for Vista View Estates which said declaration is of record in the office of the Clerk of Superior court of White County, Georgia, in Deed Book 159, page 20;

and WHEREAS said Declaration provides in Article X, Section 2, that "This Declaration may be amended only by the affirmative vote (in person or by proxy) or written consent of members representing two-thirds (2/3) or more of the total voting power of the Class "A" membership the Association, plus the consent of the Class "B" member";

and WHEREAS the voting rights of the original Declarant (the Class "B" member) have terminated in accordance with the provisions of Article III: Association Membership and Voting Rights, Section 3, paragraph (b);

and WHEREAS Class "A" members representing at least two-thirds (2/3) of the total voting power of the Association have voted by written consent to amend the said Declaration of Covenants, Conditions, and Restrictions, and such consent has been reviewed and certified by the Board of Directors;

NOW THEREFORE, the undersigned officer of the Association declares that said Declaration of Covenants, Conditions, and Restrictions is hereby amended as follows:

Article VII, Section 1, is amended by the addition of this new paragraph (b):

"(b) A one-time impact fee of \$500.00 will be assessed on all new residences constructed subsequent to the adoption of this amendment. The impact fee is due and payable to the Vista View Estates Owners' Association, Inc. prior to the start of construction and will be used to offset damage occurring to the roads during the construction process, which is not covered under the annual road assessment."

Article XI, Section 7 is amended by the addition of this new paragraph (k):

“(k) Residences may not be constructed or utilized as short-term rentals. All leases must be for a term no less than six (6) months and must be formalized by a written lease agreement specifying the terms. A copy of the lease agreement, along with any lease renewal documents must be submitted to the President of the Vista View Estates Owners’ Association prior to occupancy by the renter, and upon any renewal of the lease. Any properties being used for short-term rentals prior to the adoption of this measure will become subject to these restrictions upon sale or transfer of the property to a different owner.”

IN WITNESS WHEREOF, the undersigned officer of the Association has executed this Declaration, this

30] day of [*AUGUST*], 2016.

Vista View Estates Owners’ Association, Inc.

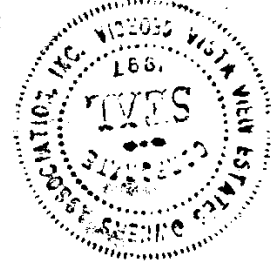
Jennifer Codemo-Thomas
Jennifer Codemo-Thomas, President

Signed, sealed, and delivered

this *30*] day of [*AUGUST*], 2016

in the presence of

Seal:



Quart M. Childers

Witness

Notarization:

Sandra Long

