

Type: COVE
Kind: DECLARATION OF RESTRICTIVE COV
Recorded: 3/1/2024 1:20:00 PM
Fee Amt: \$25.00 Page 1 of 4
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 8863185331,
0466245412

BK 3316 PG 722 - 725

Return To:
Stuart R. Halpern, Esq.
Weiner, Shearouse, Weitz,
Greenberg & Shawe LLC
14 E. State Street
Savannah, Georgia 31412

Please Cross Reference:
Deed Book 266-U, Page 467
Deed Book 278-N, Page 710

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
FOREST LAKES, PHASE 10**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOREST LAKES, PHASE 10, made and entered in this 26th day of February, 2024, by Godley Station West, LLC, a Georgia limited liability company (“Declarant”) and LANDMARK 24 HOMES OF SAVANNAH, LLC, a Georgia limited liability company and LANDMARK 24 HOMES OF GEORGIA, LLC, a Georgia limited liability company (collectively “Owner”).

WITNESSETH:

WHEREAS, Declarant is the Declarant under that certain Master Declaration of Covenants, Conditions and Restrictions for Forest Lakes, dated December 23, 2003, and filed for record on March 12, 2004 at 4:19 p.m., recorded in Deed Record Book 266-U, Page 467, in the Office of the Clerk of the Superior Court of Chatham County, Georgia; re-recorded on November 4, 2004 at 3:39 p.m., in Deed Record Book 278-N, Page 710, aforesaid records, together with all amendments, modifications, supplements, and restatements thereof (hereinafter referred to as the “Declaration”); and

WHEREAS, Declarant and Owner are collectively the owners of all those certain lots, tracts or parcels of real property located in the 8th G.M. District, City of Pooler, Chatham County,

Georgia known as **Forest Lakes Subdivision, Phase 10**, as more particularly described on **Exhibit "A"**. (the "Additional Property");

WHEREAS, Declarant and Owner desire to add said Additional Property to the Declaration and to be a portion of the overall development known and designated as Forest Lakes; and

WHEREAS, under Article II, Section 2, of the Declaration, Declarant may add the Additional Property to the Declaration by recording a Supplemental Declaration; and

NOW, THEREFORE, Declarant hereby declares, subject to the terms hereof, that the said Additional Property more particularly described on **Exhibit "A"**, together with such additions as may hereafter be made thereto shall be held, transferred, sold, conveyed and occupied subject to the Declaration. Declarant expressly reserves the rights and authority to withdraw and remove the said property from the application and ambit of the Declaration so long as Declarant owns any interest in said property.

[Signature on the following page.]

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed under seal by their duly authorized representatives on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sandra McNally
Witness

Robin A. Pirovano
Notary Public



DECLARANT:

GODLEY STATION WEST, LLC

By: _____ [SEAL]

Name: JACK WARDLAW, III

Title: Manager

IN WITNESS WHEREOF, Owner has caused this instrument to be executed under seal by their duly authorized representatives on the day and year first above written, for purposes of acknowledging and consenting to same.

Signed, sealed and delivered
in the presence of:

Sandra McNally
Witness

Robin A. Pirovano
Notary Public



OWNER:

LANDMARK 24 HOMES OF SAVANNAH,
LLC

By: _____ [SEAL]

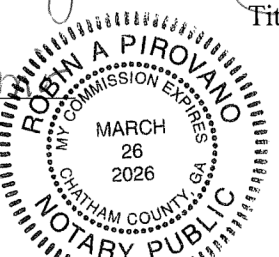
Name: JACK WARDLAW, III

Title: Manager

Signed, sealed and delivered
in the presence of:

Sandra McNally
Witness

Robin A. Pirovano
Notary Public



LANDMARK 24 HOMES OF GEORGIA,
LLC

By: _____ [SEAL]

Name: JACK WARDLAW, III

Title: Manager

EXHIBIT "A"
LEGAL DESCRIPTION

All those certain lots, tracts or parcels of land being known as FOREST LAKES SUBDIVISION, PHASE 10, as shown on that certain Plat entitled "REVISIONS TO A RECORDED PLAT (PRB 53, PG 745) FOREST LAKES, PHASE 10, A SUBDIVISION OF A PORTION OF TRACT A GODLEY STATION WEST, FOREST LAKES, FUTURE DEVELOPMENT 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA," prepared for Godley Station West, LLC by Coleman Company, and recorded in Plat Book 53, Page 797, in the Office of the Clerk of the Superior Court of Chatham County, Georgia. Reference is made to said plat for a more complete and accurate description thereof.