

After Recording Return to:
Dyer & Rusbridge, P.C.
291 E. Main St.
Canton, GA 30114

Cross Reference: Declaration of
Covenants, Conditions, Restrictions,
and Easements for Copper Ridge
Subdivision recorded in Deed Book
2513, Page 6, Cherokee County,
Georgia Records.

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS FOR COPPER RIDGE SUBDIVISION**

THIS AMENDMENT is made and entered into this ____ day of _____, 20____,
by **COPPER RIDGE HOMEOWNERS ASSOCIATION, INC.**, hereinafter called
“Declarant.”

WITNESSETH:

WHEREAS, Declarant has heretofore filed for record that certain Declaration of
Covenants, Conditions, Restrictions, and Easements for Copper Ridge Subdivision dated
September 26, 1996, and recorded in Deed Book 2513, Page 6, Cherokee County,
Georgia Records (said Declaration of Covenants being hereinafter referred to as the
“Declaration”);

WHEREAS, pursuant to the provisions of Section 7 of Article VIII of the
Declaration, the Declaration may be amended by a vote of two thirds (2/3) of the Lot
Owners other than Declarant;

WHEREAS, the undersigned Property Owners, represent at least two thirds (2/3)
of the Lot Owners;

NOW, THEREFORE, Declarant, together with the undersigned Lot Owners, do
hereby agree that the Declaration is hereby amended to add the following to Article VIII,
Section 1:

“(c) Non-compliance issues shall be reported to an Association Officer.
Homeowners who are not in compliance will receive a first time warning, which will
include a verbal warning and follow up letter. If the property is not brought into

compliance with the Declaration within thirty (30) days of the date of the letter, the homeowner will be fined \$100. If the property is not brought into compliance with the Declaration within the following thirty (30) days, the homeowner will be fined an additional \$250. For every additional month that the property remains in non-compliance, the homeowner will be fined \$500.

“(d) All fines are due within ten (10) days of receipt. Letters detailing such non-compliance and fines will be sent via certified mail. If fines are not paid, the association will levy a lien on the property to include all fines and fees plus interest at the rate of 18% per annum. If the Association files suit to collect fees from the homeowner or to otherwise enforce this Declaration, the homeowner shall pay, in addition to the above fines, the Association’s reasonable attorney’s fees and court costs.”