

Type: GEORGIA LAND RECORDS
Recorded: 11/15/2023 9:30:00 AM
Fee Amt: \$25.00 Page 1 of 2
Houston County Georgia
Carolyn V. Sullivan Clerk Superior

Participant ID: 6141369350

BK 10257 PG 69 - 70

*This instrument prepared by and after
recording is to be returned to:*

Varner & Peacock, LLC
P.O. Box 8099
Warner Robins, GA 31095-8099
(478) 922-3010

***DECLARATION OF PROTECTIVE COVENANTS
FOR THE SUBDIVISION KNOWN AS
LEGACY PARK, PHASE 3***

This Declaration, made on the date hereinafter set forth by ***Perry Parkway Commercial, LLC***, hereinafter referred to as Declarant;

WITNESSETH:

WHEREAS, the Declarant is the owner of certain property in the City of Perry, County of Houston, State of Georgia, which is more particularly described as follows, to-wit:

All those tracts or parcels of land situate, lying and being in Land Lot 77 of the Tenth (10th) Land District of Houston County, Georgia, being known and designated as Lots 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 400 and 401, of a Subdivision known as LEGACY PARK, PHASE 3, according to a plat of survey of said Subdivision prepared by McLeod Surveying, certified by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated September 5, 2022, a copy of which is of record in Plat Book 84, Page 119, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

WHEREAS, it is to the interest, benefit and advantage of said owner and to each and every person who shall hereafter purchase any lot in said subdivision that certain protective covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land;

NOW THEREFORE, for and in consideration of the premises and of the benefits to be derived by said owner and developer and by every subsequent owner of any of the lots in said subdivision, Declarant does hereby set up, establish, promulgate and declare that those covenants

of record at **Deed Book 7202, Pages 274-286**, Clerk's Office, Houston Superior Court, shall apply to all said lots and to all persons owning said lots, or any of them, here after, and these protective covenants shall become effective immediately and run with the land and shall be binding on all persons claiming under and through said owners for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants will be automatically extended for successive periods of ten (10) years each, unless an instrument, signed by a majority of the then owners of the lots, has been recorded, agreeing to change said covenants in whole or part. Any such change, however, shall conform to the regulation of any governmental authority which may then exist regulating the use of the land. Declarant reserves unto itself the right to amend the provisions of this Declaration, or waive any provision hereof, at any time without approval of the lot owners until such times as the Declarant has sold and conveyed all lots in the development, so long as the amendment or waiver would not, in the sole discretion of Declarant, adversely impact other lot owners in the Subdivision. Thereafter, these covenants can be amended only with the written consent of a majority of the property owners in the Subdivision at the time of the proposed amendment.

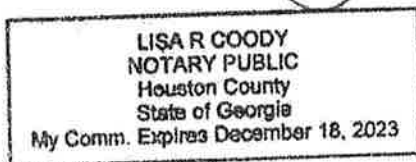
EXCEPT as hereinabove set forth, said original instrument is adopted in its entirety.

IN WITNESS WHEREOF, the undersigned acting by and through its duly authorized officers and agents, has caused this instrument to be executed in their behalf and their seal to be hereto affixed this 14th day of November 2023.

Signed, sealed and delivered
before me this 14th day of
November 2023.

Witness

Notary Public



PERRY PARKWAY COMMERCIAL, LLC

By:

CHARLES W. WILLIAMS, JR.

Title: *As its Member*

(SEAL)

eFiled by: Participant ID: 6141369350

Recorded 11/15/23 at 9:30 AM in Deed Book
10257, Page(s) 69-70, Houston County, Georgia.

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recording is to be returned to:*

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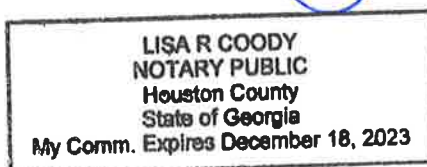
PERRY PARKWAY COMMERCIAL, LLC

By:

Title: *As its Member*

CHARLES W. WILLIAMS, JR.

(SEAL)



Pay Filing Fees - Confirmation

Credit Card Authorization Successful

Credit card authorized for payment of filing fees, and filings have been transmitted to the Clerk's office for processing. Your credit card will only be charged upon acceptance of the filing(s).

Reference Number: 82bc4f06-d1a5-48f6-848b-5f0eafcdb30a What Is This?

ID	DATE & TIME	STATUS	COUNTY	TYPE	FEE
10549889	11/15/2023 9:30:06 AM	AWAITING CLERK REVIEW	Houston	RealEstate "Legacy Park Phase 3, Declaration of Protective Covenants"	\$25.00

ESTIMATED FILING FEES: \$25.00

PROCESSING FEES: \$0.62

TOTAL PAYMENT: \$25.62

Please note: Filing fees are an estimate based on information provided.
Actual filing fees will be assessed by the Clerk of Superior Court.



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