

STATE OF GEORGIA)

COUNTY OF BRYAN

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DECLARATION OF PROTECTIVE COVENANTS
AND RESTRICTIONS FOR
WOODLAND TRAILS SUBDIVISION, PHASE I

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Declaration"), made on the date hereinafter set forth by LOT PROS, LLC ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Bryan County, Georgia, more particularly described in Article V, Section 2, hereof and hereinafter defined as the "Existing Property"; and

WHEREAS, Declarant is the owner of certain property in Bryan County, Georgia, more particularly described in Article V, Section 1, hereof and hereinafter defined as the hereinafter the "Additional Property"; and

WHEREAS, Declarant may acquire title to property adjacent to either the Existing Property or the Additional Property or may enter into contracts with developers of such adjacent property to bring such property under these covenants and therefore desires to extend these covenants to such property (hereinafter "Future Additional Property"); and

WHEREAS, the Declarant has deemed it desirable for the efficient preservation, protection and control of the Existing Property to create an agency to which will be delegated and assigned certain powers of maintaining and administering the Existing Property, and administering and enforcing these Covenants, Conditions and Restrictions, and collecting and expending for the purposes set forth herein the assessments hereinafter described; and

WHEREAS, it is in the interest and to the advantage of Declarant and to each person, corporation, partnership or other entity which shall hereafter acquire title to any Lot within the Existing Property that certain covenants, conditions and restrictions be imposed upon the Existing Property;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Declarant does hereby declare that all of the Existing Property shall be held, transferred, sold, conveyed and occupied subject to the easements, restrictions, covenants, charges, liens and affirmative obligations and conditions hereinafter set forth, all of which are for the purpose of protecting the value, desirability and attractiveness of the Existing Property, and which shall run with the Existing

Property and be binding on all persons having or hereafter acquiring any right, title or interest in the Additional Property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

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ARTICLE 1 **Definitions**

The following words and terms, when used in this Declaration, or any supplemental declaration, shall have the following meanings:

Section 1. "Additional Property" shall mean and refer to that real property described in Article V, Section 1, hereof.

Section 2. "Board of Director" shall mean the Board of Directors of the Association.

Section 3. "Association" shall mean and refer to Woodland Trail Homeowner's Association, Inc., a Georgia non-profit corporation, its successors and assigns.

Section 4. "Declarant" shall mean and refer to Lot Pros, LLC or any person or entity who succeeds to its interest in any Lots, the Existing Property, the Additional Property or the Future Additional Property for development purposes, or is named its assignee in a document recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia. Any such person or entity shall be entitled to exercise all rights and power conferred upon Declarant by this Declaration, the Articles of Incorporation or Bylaws of the Association.

Section 5. "Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions.

Section 6. "Design Review Committee" ("DRC") shall mean the Committee established pursuant to Article VI herein.

Section 7. "Dwelling" shall mean any building located on a Lot and intended for use as housing for a single family.

Section 8. "Existing Property" shall mean and refer to that real property described in Article V, Section 2, hereof.

Section 9. "Future Additional Property" shall mean and refer to that real property described in Article V, Section 4, hereof.

Section 10. "Living Area" shall mean the heated area of a Dwelling calculated from its exterior dimensions, excluding garages, boat sheds, terraces, decks, screened or open porches,

bonus rooms and like areas, all as defined by the DRC in its sole discretion.

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Section 11. "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision plat of the Existing Property, together with the improvements thereon, if any.

Section 12. "Member" shall mean and refer to every member of the Association.

Section 13. "Owner" shall mean and refer to the record owner, whether it be one or more persons or entities, of fee simple title to any Lot, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

Section 14. "Plat" shall collectively mean the subdivision plats of the Existing Property recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Plat Slide _____, Sheet _____ and any other recorded plat of any property to which these covenants and restrictions are extended unless otherwise expressly stated.

Section 15. "Single Family" shall mean and refer to one or more persons, each related to the other by blood, marriage or adoption, or a group of not more than three (3) persons not all so related, together with his or their domestic servants, maintaining a common household.

Section 16. "Structure" shall mean anything erected, constructed or located in or upon the ground of any Lot, either temporarily or permanently.

Section 17. "Voting Member" shall mean and refer to the Declarant as well as the Owner of any Lot.

Section 18. "Subdivision" shall mean and refer to Woodland Trails Subdivision as shown on the plats of the Existing Property or any property to which these covenants and restrictions are extended unless otherwise expressly stated.

Section 19. "Buffer Preservation Plan" shall mean the plan for maintenance and preservation of the required subdivision buffers ("Vegetative Buffer") as set forth in Exhibit "C" attached hereto.

Section 20. "Stormwater Management O&M Manual" shall mean the plan for maintenance of drainage easements and facilities not located in Bryan County right-of-ways as set forth in Exhibit "D" attached hereto.

ARTICLE II

Property Rights

Section 1. Owner's Easements of Enjoyment. Every Owner shall have a right of enjoyment and easement in and to the Common Area which shall be appurtenant to and shall pass with the title

to every Lot, subject to the following provisions:

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- (a) the right of the Association to suspend the Voting Rights and right to use of any facilities by an Owner for any period during which any assessment against said Owner's Lot remains unpaid and for a period not to exceed 60 days for any infraction of its published rules and regulations.
 - (b) the right of the Association to dedicate or transfer all of any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of each class of members has been recorded with the exception of streets and rights of way which may be so dedicated solely by Declarant in its sole discretion.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-laws, the Owner's right of enjoyment to the Common Area and facilities to the members of the Owner's family, tenants or contract purchasers who reside on the Lot.

ARTICLE III

Membership and Voting Rights

Section 1. Membership. Every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from Ownership of a Lot. No Owner, whether one or more persons, shall have more than one Membership per Lot. Ownership of a Lot shall be the sole qualification for membership in the Association, and each Owner shall remain a Member thereof until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease. The provisions of this Section shall not affect or limit the voting rights of the Declarant or its assignee as established by Section 2 below.

Section 2. Voting Rights. The Association shall have two (2) classes of voting membership:

- (a) Class A. Class A Members shall be all Owners, with the exception of the Declarant. Each Owner shall be entitled to one (1) vote for each Lot owned. If more than one person owns an interest in a Lot, all such persons shall designate one (1) person who shall be the Voting Member for the Lot and who shall be the only one (1) of such persons allowed to attend meetings of the Association and cast one (1) vote with respect to the Lot.
- (b) Class B. The Class B Member shall be the Declarant and any assignee of the

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DECLARANT who is designated as such in a recorded instrument executed by the Declarant. The rights of such assignee shall be as established in the recorded instrument. The Class B Member shall be a Voting Member of the Association and shall be entitled to cast the number of votes which are contained in the total of all Class A Members, plus one vote, until such time when the Class B membership terminates and is converted to Class A Membership. Class B Membership shall terminate and be converted to Class A Membership upon the happening of the later of the following:

- (i) One hundred (100%) percent of the Lots are deeded to homeowners.
- (ii) Five (5) years from the date this Declaration is recorded.
- (iii) One hundred (100%) percent of the Additional Property has been platted as developed Lots and the platted Lots have been deeded to homeowners.

From and after the happening of these events, whichever occurs last, the Class B Member shall be deemed to be a Class A Member. At such time, the Declarant shall call a meeting, as provided in the Bylaws of the Association for special meetings, to advise the membership of the termination of Class B Membership. Notwithstanding anything contained herein to the contrary, Declarant shall have the right, in its sole discretion, to terminate its Class B Membership at any time.

- (c) Voting Members. Only voting members who are current on all assessments due the Association hereunder shall be entitled to attend meetings of the Association, and cast votes on all matters pertaining to the Association, including but not limited to, the election of members of the Board of Directors, amending this Declaration, the Articles of Incorporation and Bylaws of the Association, and all other matters which may be brought before the Association, and all matters which may be brought before the Association Membership, except as otherwise provided in this Declaration.

ARTICLE IV

Covenants For Assessments

Section 1. Exemption. The Annual or Special Assessments provided for herein shall commence as to any Lot upon its conveyance by Declarant. It is the intention of this Section that Annual, Limited or Special Assessments shall not apply to any Lots owned by Declarant or to Lots owned by a developer of Future Additional Property if so provided under any Supplemental Declaration executed by Declarant extending these covenants to Future Additional Property not owned by Declarant. Notwithstanding the foregoing, the Annual or Special Assessments shall not commence on any Lot conveyed by Declarant to a builder for construction of residential improvements until the improved Lot is conveyed by the builder to an Owner for occupancy or eighteen (18) months after conveyance of the Lot to the builder by the Declarant, whichever is

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sooner. In addition, Declarant may in its discretion during the period of its Class B Membership defer payment of any annual or special assessments on Lots by the Owner thereof.

Section 2: Creation of Lien and Personal Obligation of Assessments. Each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, shall be deemed to covenant and agree, for himself, his heirs, representatives, successors and assigns, to pay the Association:

- (a) Annual Assessments or Charges;
- (b) Special Assessments for Capital Improvements (the "Annual Assessments" and "Special Assessments for Capital Improvements" collectively the "Assessments"; and
- (c) Limited Assessments for reimbursement of the Association for any expenses, charges, cost or expense that are incurred for the benefit of some but not all of the Lots as may be determined by the Board.

All Assessments shall be fixed, established and collected as hereinafter provided and all Assessments, together with interest, costs and attorney's fees, shall be a charge upon the Lot against which such Assessment is made. Each such Assessment, together with interest, costs and attorney's fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation of an Owner for delinquent Assessments shall not pass to his successors in title, unless expressly assumed by them.

Section 3. Annual Assessments or Charges. The Annual Assessments levied by the Association shall be used exclusively for promoting the health, safety and welfare of the residents of the Properties and for the improvement and maintenance of the Common Area, and in particular for:

- (a) The maintenance and repair of any sign or signs located at any entrance to the Properties ("Entrances");
- (b) The operation, maintenance of and payment of all utility bills for: (i) street lighting on all roads within the Properties and lighting at the Entrances;
- (c) Landscaping (including, but not limited to grass cutting): (i) at the Entrances and (ii) on all roads, easements and Common Areas, including sidewalks and bike trails on the Properties;
- (d) The operation, repair and maintenance of an irrigation system at the Entrance or in any Common Areas, and the payment of all utility bills for the operation of such irrigation systems;
- (e) The payment of all taxes of any nature due by the Association;

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- (f) The payment of premiums for any general liability insurance, directors liability insurance or other insurance obtained by the Association;
 - (g) The payment of all operating expenses of the Association, including, but not limited to: postage expense, office supplies, accounting fees, legal fees, office staff, management agreements with third party contractors, office equipment and rent;

Section 4. Amount of Annual Assessment. The Annual Assessment for each Lot shall be payable annually, in advance, and the maximum amount thereof shall be determined as follows:

- (a) Until June 30, 2016, the Annual Assessment shall be \$450.00 per Lot;
- (b) maximum Annual Assessment for the fiscal year beginning July 1, 2016, and for each fiscal year thereafter, shall be established by the Board of Directors, and may be increased by the Board of Directors without approval by the Voting Members of the Association by an amount not to exceed fifteen (15%) percent of the maximum Annual Assessment of the previous year. The affirmative vote of a majority of the Voting Members shall be required to approve an increase in the Annual Assessment of more than fifteen (15%) percent from the Annual Assessment of the previous year.
- (c) The Board of Directors may fix the Annual Assessments at an amount not in excess of the maximum allowed herein. When the Board of Directors fixes the Annual Assessments for each fiscal year, the Board of Directors shall, at the same time and in connection therewith, prepare, or cause to be prepared, an annual budget showing the services provided by the Association and the costs thereof.

Section 5. Special Assessments for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy a Special Assessment for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement situated within the Existing Property, including the necessary fixtures and personal property related thereto, provided that any such assessment shall be approved by the affirmative vote of a majority of the Voting Members who are voting in person or by proxy at a meeting duly called for this purpose. All Special Assessments may be collected on either an annual or monthly basis as determined by the Board of Directors.

Section 6. Impact Fee. There shall be payable upon the initial sale of a Lot to an Owner, including a builder, of a one-time amenity impact fee of \$1,000.00 per Lot ("Amenity Impact Fee"). The Amenity Impact Fee shall be deposited into an escrow account maintained by Declarant, or the Association when the Class B Membership is terminated, for the sole purpose of construction of a pool, pool house, play ground or any other amenity that the Declarant, or its successors, determines is beneficial for the use of the Owners of Lots in the Subdivision ("Amenity Improvements"). Declarant, or its successors, shall be permitted to reimbursement from the escrowed Amenity Impact

Fees for the cost of any Amenity Improvements directly paid for by Declarant or its successors and, in addition, to the cost of any improvements to the Subdivision entrance and other common areas of the Subdivision and the maintenance thereof.

Section 7. Notice and Quorum for Any Action Authorized Under Sections 4 and 5. Written notice of any meeting of the Association called for the purpose of taking any action authorized under Sections 4 and 5 shall be sent to all Voting Members not less than ten (10) days nor more than sixty (60) days in advance of the meeting. At the first meeting called, the presence at the meeting of Voting Members, or of proxies, entitled to cast fifty-one (51%) percent of all the votes of the Association shall constitute a quorum. If the required quorum is not present, another meeting may be called, subject to the same notice requirement except as modified in the following sentence, and the required quorum at the subsequent meeting shall be one-half (2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the day set for the preceding meeting.

Section 8. Uniform Rate of Assessments and Limited Assessments. Annual and Special Assessments shall be fixed at a uniform rate for all Lots. Notwithstanding the foregoing, if upon request by any Owner or Owners the Board of Directors agrees in its sole discretion to incur certain costs and expenses upon request of the affected Owners that benefit less than all Owners and Lots the Board may establish and fix in addition to the Annual Assessments and Special Assessments certain Limited Assessments to be paid by the Owners requesting that such costs and expenses be incurred.

Section 9. Date of Commencement of Assessments: Due Dates: Certificate.

- (a) All Assessments provided for herein, exclusive of the Amenity Impact Fee payable upon the initial sale of a Lot by Declarant, shall commence as to any Lot upon the earlier of: (1) its sale to an Owner following issuance of a certificate of occupancy for a Dwelling constructed upon the Lot, or (2) eighteen (18) months after conveyance of the Lot by Declarant. The amount of Assessments due shall be computed according to the number of days remaining in the fiscal year applicable to such Assessment.
- (b) At least thirty (30) days in advance of the due date of each Assessment, the Board of Directors shall fix the amount and due date of the Assessment and give each Owner subject thereto written notice thereof.
- (c) The Association, upon demand and payment of a service fee of not more than Fifty and No/100 (\$50.00) Dollars shall furnish a certificate in writing signed by an officer of the Association setting forth whether the Assessments due on a specified Lot have been paid. A properly executed certificate of the Association as to the status of Assessments on a Lot shall be binding upon the Association as of the date of its issuance.

Section 10. Effect of Nonpayment of Assessments; Remedies of the Association. Any Assessments not paid within thirty (30) days after its due date shall bear interest from the due date at that rate which is equal to the rate of interest chargeable by law in the State of Georgia on money judgments, of Fifteen (15%) percent per annum, whichever is lower, and such amount, together with interest and the costs of collection thereof as provided hereinafter, shall thereupon become a continuing lien upon the Lot against which such Assessment was made, and shall bind such Lot in the lands of the then Owner, his heirs, devisees, personal representatives and assigns. The Association may bring an action at law against the person personally obligated to pay the same, or foreclose the lien against the Lot in like manner as a deed to secure debt and, in either event, interest, costs, and attorney's fees in the amount of Fifteen (15%) percent of the total amount of the Assessment and interest thereon shall be added to the amount of such Assessment. Upon exercise of its right to foreclose, the Association may elect to declare the entire remaining amount of all Assessments due and payable and collect the same as provided above. In the event of any such foreclosure, the Owner shall be required to pay reasonable rental for the Lot after commencement of the foreclosure action and the Association shall be entitled to the appointment of a receiver to collect the same. No Owner may waive or otherwise escape liability for the Assessments provided herein by abandonment of his Lot.

Section 10. Subordination of Lien to Deed to Secure Debt. The lien of the Assessments provided for herein shall be subordinate to the lien of any first deed to secure debt conveying the Lot subject to Assessments, and the lien of any ad valorem taxes on the Lot. Sale or transfer of a Lot shall not affect the Assessments lien thereon. However, the sale or transfer of a Lot pursuant to a foreclosure, or any proceeding in lieu of foreclosure, shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No such sale or transfer shall release such Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

Section 11. Collection of Assessments Upon Conveyance by Declarant. Notwithstanding anything contained herein to the contrary, the following Assessments shall be paid to the Association upon the conveyance of a Lot to an Owner other than a builder:

- (a) The prorated balance of any Assessments due for the fiscal year in which the closing occurs; and
- (b) If the conveyance occurs within ninety (90) days of the end of any fiscal year, the Assessments due or projected due by the Declarant for the next fiscal year.

Section 12. Borrowing Money. Except as limited herein, the Association shall have the right to borrow money in such amounts, for such purposes and on such terms as determined by the Board of Directors. The Association cannot borrow any money if the repayment thereof on an annual basis results in an increase of more than fifteen (15%) percent in the annual expenditures of the Association as projected for the next fiscal year by the Board of Directors. The determination by the Board of Directors as to projected annual expenditures shall be controlling.

ARTICLE V
Property Subject to this Declaration and Additions Thereto

Section 1. Additional Property. The real property which may be subjected to this Declaration shall include that property described more specifically in Exhibit "A" attached hereto and made a part hereof, and any other property adjacent to or contiguous with any property within these Covenants through this Declaration or a Supplemental Declaration, as described in Section 3 of this Article.

Section 2. Existing Property. The real property which is and shall be held, transferred, sold conveyed and occupied subject to this Declaration is located in Bryan County, Georgia, and is more particularly described on Exhibit "B" attached hereto and made a part hereof.

Section 3. Additions to Existing Property. Declarant shall have the sole discretion to determine whether or not to subject portions of the Additional Property to this Declaration. If the Declarant elects to subject portions of the Additional Property to this Declaration, Declarant shall file of record a Supplement to this Declaration ("Supplemental Declaration") which describes the portion of the Additional Property which shall become subject to this Declaration. Any such Supplemental Declaration may, in the sole discretion of Declarant, contain additions or modifications of the covenants and restrictions contained in this Declaration to reflect the different character, if any, of the portions of the Additional Property made subject to this Declaration. Upon the recording of record of a Supplemental Declaration, the portions of the Additional Property described therein shall thereafter be considered portions of the Existing Property hereunder.

Section 4. Extension to Future Existing Property. Declarant shall have the sole discretion to extend this Declaration to property it does not currently own but may acquire title to in the future or to real property owned by any third party when Declarant has agreed to extend this Declaration to such property; provided, however, that such property is adjacent to the Existing Property, the Additional Property or any other real property adjacent thereto to which this Declaration has previously been extended.

ARTICLE VI
Architectural Control

Section 1. Purpose. It is the Declarant's purpose to prohibit any improvement or change in the Existing Property which would be unsafe or hazardous to any personal property or individual; to minimize destruction or diminution of the view afforded to all Lots, to assure that the improvements and construction of Dwellings and Structures on the Existing Property will be of good and attractive design, and in harmony with the natural setting of the area and serve to preserve and enhance the beauty thereof, and to assure the materials and workmanship for all improvements are of high quality and comparable to other improvements permitted on the Existing Property.

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Section 2. Approval Required. No building, wall, dock, walkway, sign, sign post, driveway, fence, mailbox, screening device, swimming pool, pier or other structure shall be commenced, erected, altered, modified or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made, nor shall the clearing of any trees or change of property grade be made, until plans and specifications showing the nature, kind, shape, height, type and color of brick, materials, location and grade of the same have been submitted to and approved in writing as to conformity and harmony of external design and general quality with the existing standards of the neighborhood and location in relation to surrounding structures and topography by the Design Review Committee as outlined herein. No change shall be made in color, stain or painting of any Structure or door thereof, balcony or deck thereunto attached, unless so approved.

Section 3. Design Review Committee.

- (a) The Design Review Committee ("DRC") shall consist initially of Charles L. Stafford and C. Scott Stafford. In the event both of these individuals shall decline to serve as the DRC or the Class B Membership of the Declarant shall cease, whichever occurs last, the DRC shall consist of at least three (3) and not more than five (5) members to be appointed by the Board of Directors. The DRC shall have exclusive jurisdiction to approve or disapprove all of the items listed in Section 2 above.
- (b) The DRC shall prepare and, on behalf of the Board of Directors, promulgate Architectural Review Guidelines and Design Review Procedures ("Architectural Review Guidelines"). The Architectural Review Guidelines shall be those of the Association, and the DRC shall have sole and full authority to prepare and amend them. The Architectural Review Guidelines shall be made available to Owners who seek to engage in construction upon any Lot, and Owners shall conduct construction strictly in accordance with the Architectural Review Guidelines.

Section 4. Liability. Provided that a member or members of the DRC, as the case may be, has or have acted in good faith on the basis of such information as possessed, neither the DRC nor any member thereof shall be liable to the Association or to any Owner for any damage, loss or prejudice suffered or claimed on account of:

- (a) The approval or disapproval of any plans, drawings and specifications, whether or not defective;
- (b) The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications;
- (c) The development of any property within the Existing Property, Additional Property or Future Additional Property;

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Any negligence or breach of contract by a builder carrying out construction within the Existing Property, Additional Property or Future Additional Property.

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Section 5. Responsibility of Declarant. There is reserved unto the Declarant the right of performing all functions of the DRC and to give the approvals and disapprovals otherwise within the jurisdiction of the DRC, so long as the Class B Membership exists.

Section 6. Procedures. Whenever approval is required for any matter within the jurisdiction of the DRC, the person seeking such approval shall furnish the data required by the DRC, and no such submission shall be deemed to have been made unless and until all required information has been received by the DRC. Receipt shall be deemed to have occurred upon actual receipt by any member of the DRC. The DRC shall either approve or disapprove the design, location and proposed construction and clearing activities within forty-five (45) days after plans and specifications have been submitted to it. If the plans and specifications are disapproved in any respect, the applicant shall be notified wherein such plans and specifications are deficient. The Board of Directors shall have the right, from time to time, to establish filing fees to defray the expenses of the DRC, which fees shall be paid at the time of submission of such plans.

Section 7. When Approval Deemed Granted. In the event the DRC shall fail to approve or disapprove a proposed design plan and location within forty-five (45) days after all the required plans and specifications therefor have been received by it, approval shall be deemed granted, unless a suit to enjoin the proposed construction has been filed prior to commencement of construction. Plans and specifications required to be submitted shall not be deemed to have been received if they are incomplete, contain erroneous data, or fail to present accurate and complete information upon which the DRC may be expected to base its decision.

Section 8. Right to Inspect. The DRC shall have the right, at its election, to enter upon any Lot before or during clearing or construction, erection or installation of improvements or alterations, to inspect the work being undertaken in order to determine that such work is being performed in conformity with the approved plans and specifications, and in a good and workmanlike manner utilizing approved methods and good quality materials, all to be determined in the sole opinion of the DRC. The DRC shall have the power to order the dismantling or cessation of work it deems non-conforming in its sole opinion, and to enforce such order by any legal or equitable proceedings, including but not limited to, a proceeding seeking a temporary restraining order or other injunctive relief.

ARTICLE VII

Use Restrictions

Section 1. Rules and Regulations. The Board of Directors shall have the power to formulate publish and enforce rules and regulations concerning the Existing Property, Additional Property or

Future Additional Property.

Section 2. Lot Use. Lots shall only be used for private residential purposes of a single family. No building shall be erected, re-erected or maintained on a Lot, except one Dwelling designed for occupancy by a single family, together with such accessory buildings for use by a single family as may be approved by the DRC in its sole discretion. Notwithstanding the foregoing, Declarant may use or permit the use of one or more Lots as model homes or as a sales office.

Section 3. Dwelling Size, Garages and Driveways. No Dwelling shall be constructed upon any Lot within the Existing Property, unless:

- (a) The minimum Living Area of a one story Dwelling shall not be less than Sixteen Hundred (1,600) square feet.
- (b) The minimum First Floor Living Area of a one and one-half story Dwelling shall be not less than Sixteen Hundred (1,600) square feet.
- (c) The minimum Living Area of a two story Dwelling shall be not less than Twenty-two Hundred (2,200) square feet;
- (d) All Dwellings shall have a garage which contains at least Four Hundred (400) square feet and has either a double garage door or two (2) garage doors. The garage must either be a part of the Dwelling or attached to the Dwelling by a roof;
- (e) All Dwellings must have a paved driveway with a paved parking area and the additional parking pad required by Section 12 below.

Section 4. Construction Quality. It is the intention and purpose of this Declaration to insure that all construction shall be of a quality of design, workmanship and materials which is compatible and harmonious with the natural setting of the area and other Dwellings within the Existing Property. All Dwellings shall be constructed in accordance with applicable governmental codes and the Architectural Review Guidelines.

Section 5. Nuisances. No noxious or offensive activity shall be carried on within the Existing Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to other residents of the Existing Property, Additional Property or Future Additional Property. No immoral, improper, offensive or unlawful use shall be made of any portion of the Existing Property, and all valid laws, ordinances and regulations of all governmental agencies having jurisdiction shall be observed. Nothing shall be kept and no activity shall be carried on in any Dwelling or Structure which will increase the rate of insurance applicable to other Dwellings in the Existing Property, Additional Property or Future Additional Property. In the event of a dispute as to whether an activity is noxious, offensive, annoying, a nuisance, immoral or improper as used herein, the determination as such by the Board of Directors shall be controlling.

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Section 6. Home Occupations. No home occupation, industry, business, trade or profession of any kind shall be conducted, maintained or permitted on any part of the Existing Property Additional Property or Future Additional Property, unless approved, in writing, by the Board of Directors in its sole discretion; provided, however, that a business shall be allowed that meets the following criteria: (1) qualifies as a Home Occupation under the provisions of the Zoning Ordinance of Bryan County, Georgia, Article X, Section 1003 (as amended or replaced); (2) does not generate pedestrian or vehicular traffic or demand for parking; and (3) obtains required business license from Bryan County, Georgia and renews the license on an annual basis. Notwithstanding anything contained to the contrary, Declarant, or its assigns, shall have the right to use any Lot or Dwelling within the Existing Property, Additional Property or Future Additional Property for a sales office or for model home purposes.

Section 7. Temporary Structures. No temporary structure, including but not limited to: trailers, tents, shacks and mobile homes shall be placed on any Lot at any time; provided, however that this prohibition shall not apply to Declarant, or its specifically designated assigns. In the event of a dispute as to whether a Structure is a "Temporary Structure" as used herein, the determination as such by the Board of Directors shall be controlling.

Section 8. Livestock and Poultry. No animals, livestock or poultry of any kind shall be maintained on a Lot or in a Dwelling, except that not more than four (4) household pets (including no more than two (2) dogs) may be kept or maintained on a Lot or in a Dwelling, provided that they are not kept, bred, or maintained for a commercial purpose and, provided further, that they shall not, in the sole discretion of the Board of Directors, constitute a nuisance or cause unsanitary conditions. All animals must be confined to their Owner's Lot or Dwelling, unless walked on a leash. All pet waste must immediately be removed from any common areas or property owned by someone other than the pet owner and disposed of in an appropriate waste receptacle.

Section 9. Resubdivision. No Lot shall be resubdivided, combined with another Lot, or reduced in size without the written consent of the DRC; provided, however that this prohibition shall not apply to Declarant or its specifically designated assigns.

Section 10. Outside Antennae. No outside radio or television antennae, dishes or discs shall be erected on a Lot without the prior written approval of the Board of Directors.

Section 11. Clotheslines. No clotheslines or other devices designed for drying clothes outside of a Dwelling shall be permitted within the Existing Property, Additional Property or Future Additional Property. In the event of a dispute as to whether a device is a "Clothesline" as used herein, the determination as such the DRC shall be controlling.

Section 12. Parking.

(a) Automobiles, trucks and motorcycles must be parked in garages, on the

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driveway area or on the parking pads.

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- (b) No commercial vehicles/buses, trailers, camping trailers, motor homes, recreational vehicles or boats (collectively "Vehicle/Boat") may be maintained or parked within the Existing Property, Additional Property or Future Additional Property, unless the Owner thereof obtains a Conditional Parking Permit from the Board of Directors. The Board of Directors shall have the authority, in its discretion, to establish the standards for the issuance of such permit and the authority, to order the removal of any Vehicle/Boat maintained or parked in violation of its conditional parking permit. The costs of such removal shall be paid by such Owner of the removed Vehicle/Boat. In the event of a dispute as to whether a device is a "Vehicle/Boat" as used herein, the determination as such by the Board of Directors shall be controlling.
- (c) No disabled automobile, truck, motorcycle or Vehicle/Boat can be parked within the Existing Property, Additional Property or Future Additional Property for more than two (2) days. No automobiles, trucks, motorcycles or Vehicles/Boats shall be parked in streets, right-of-ways or Common Areas within the Existing Property.

Section 13. Plants and Trees.

- (a) No trees or shrubbery on a Lot may be cut, trimmed or disturbed until a Lot Disturbance Permit has been issued by the DRC. The DRC shall have the authority to establish the standards for the issuance of such Permit and can reject plans for construction of a Dwelling on a Lot if the trees or shrubbery previously existing on the Lot had been disturbed prior to the issuance of a Lot Disturbance Permit or in violation of the conditions of such permit.
- (b) Each Owner shall maintain in a clean and sightly condition the landscaping between any roadway improvements located in the rights of way abutting the Owner's Lot and the adjacent Lot line as well as all easement areas at the Owner's expense.
- (c) All vegetative buffer areas along the rear property line of any abutting Lots shall be maintained by the Owner of the affected Lot.

Section 14. Mailboxes. No mailboxes or receptacles for the delivery of newspapers or mail shall be allowed on a Lot unless the mailbox or receptacle has either been purchased from the Declarant or is an exact replica of a mailbox or receptacle designed by Declarant.

Section 15. Signs.

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- (a) No signs shall be displayed upon a Lot other than: (i) a sign identifying the name of the contractor or lender during construction of a Dwelling; provided said sign does not exceed five (5) square feet in area; or (ii) a professionally made sign identifying a Lot "For Sale"; provided said sign is placed only on the subject Lot, does not exceed five (5) square feet in area. Notwithstanding the foregoing, all signs and the location thereof must be approved by the DRC in its sole discretion.
 - (b) No other signs, including but not limited to directional signs, shall be placed anywhere within the Existing Property, Additional Property or Future Additional Property, including but not limited to rights-of-ways;
 - (c) The provisions of this Section shall not apply to Declarant.

Section 16. Drainage Ditches. No change shall be made in the level or courses of any drainage ditch or swale in the Existing Property without the prior written approval of the DRC. The Owner of a Lot which adjoins a drainage ditch or swale shall keep that portion of such drainage ditch or swale lying within or contiguous to his Lot in a clean and orderly condition, and shall maintain the proper depth and grade of such drainage ditch or swale.

Section 17. Setback. All Structures erected on a Lot must be situated within the front, rear and side setback lines shown on the Plat. Notwithstanding the location of setback lines as shown on the Plat, no Structure can be located within fifteen (15) feet of the side boundary lines of a Lot. The DRC shall have the right, in its sole discretion, to establish, waive, increase, decrease or modify all setback lines.

Section 18. Maintenance.

- (a) Each Owner shall be responsible for the maintenance of his Lot, yard and all improvements erected thereon. If, in the sole opinion of the Board of Directors, an Owner fails to maintain his Lot, yard or any improvements erected thereon in a neat and orderly manner, the Association may provide such maintenance as it deems necessary, and the costs thereof shall be added to and become a part of the Annual Assessment to which such Lot is subject.
- (b) Each uncleared vacant Lot must be "bushhogged" as often as necessary to maintain undergrowth at a height of less than three (3') feet and each cleared vacant Lot must be "bushhogged" as often as necessary to maintain undergrowth at a height of less than one (1') foot year in a manner acceptable to the DRC, in its sole opinion. If, in the sole opinion of the Board of Directors, an Owner fails to properly "Bushhog" his Lot, the Association may provide such "Bushhogging" as it deems necessary, and the costs thereof

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shall be added to and become a part of the Annual Assessments to which such Lot is subject. In the event of a dispute as to the definition of "bushhog" as used herein, the determination as such by the Board of Directors shall be controlling.

Section 19. Fuel Tanks. No fuel tank or similar storage receptacle may be exposed to view on a Lot. Fuel tanks or similar storage receptacles may be installed only within a Structure, within a screened area or buried underground, as approved by the DRC in its discretion. This provision shall not apply during construction of a Dwelling on a Lot.

Section 20. Driveways and Walkways.

- (a) Driveways or walkways may be located along the side boundary lines of a Lot if permitted by County ordinance or regulation and reasonably necessary for side entrance garages. Notwithstanding the foregoing, driveways and walkways can only be constructed on Lots at locations approved by the DRC, in its reasonable discretion;
- (b) Driveways and walkways can only be constructed of such materials as approved by the DRC, in its sole discretion.

Section 21. Golf Carts, All Terrain Vehicles, Scooters, Mopeds, Go Carts and Other Gasoline or Electric Powered Means of Transportation (collectively "Carts"). Carts shall be operated in accordance with all applicable laws or ordinances and only on the streets and roads within the Existing Property as shown on the Plat and on any future recorded plats of the Additional Property or Future Additional Property or Future Additional Property. Carts shall not be permitted on any paths, easements, Common Areas or shoulders of streets and roads within the Existing Property. In the event of a dispute as to whether a device is a "Cart" as used herein, the determination as such by the Board of Directors shall be controlling.

Section 22. Firearms, Archery; Hunting.

- (a) No firearms, including but not limited to: rifles, shotguns, pistols, pellet guns or BB guns shall be discharged within the Existing Property, Additional Property or Future Additional Property;
- (b) No archery equipment shall be shot or used within the Existing Property, Additional Property or Future Additional Property;
- (c) No hunting or shooting birds, squirrels or other animals shall be permitted within the Existing Property, Additional Property or Future Additional Property.

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ARTICLE VIII
Easements

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Section 1. Reservation of Easement. In addition to all easements shown on the Plat, Declarant reserves to itself, and its designated successors and assigns, a perpetual, alienable and releasable easement across and within ten (10') feet of all the boundaries of a Lot for the installation, construction, renewing, operation and maintenance of utilities and drainage facilities, including installation under the ground, as well as upon and above ground, for the purpose of serving the Existing Property, Additional Property or Future Additional Property with water, telephone, electricity, sewer, cable television, and other utility services. Within these easements, no Structures, planting or other materials may be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may, in the sole discretion of the DRC, change the direction of flow of drainage ditches and easements, or which may obstruct or retard the flow of water through drainage ditches, swales and easements.

Section 2. Vegetative Buffer. The Association shall be responsible for maintenance of the Vegetative Buffer as required by the Buffer Preservation Plan.

Section 3. Drainage Easement Maintenance. Drainage easements shall be maintained pursuant to the Stormwater Management O&M Manual.

ARTICLE IX
Indemnification

Notwithstanding any duties of the Association to maintain any rights-of-ways or street lighting within the Existing Property, Additional Property or Future Additional Property and at the Entrance, or any other duties imposed upon or accepted by the Association, the Association shall not be liable for injury or damage caused by any latent or other condition in any portion of such rights-of-ways, street lighting or otherwise, nor for injury caused by the elements, Owners or other persons, nor shall any officer or director of the Association be liable to any Owner or other person for injury or damage caused by such officer or director in the performance of his duties, unless the same shall be due to the willful misfeasance or malfeasance of such officer or director. Each officer and director of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees incurred in connection with any proceeding to which he may be a party or in which he may become involved by reason of his or her having been an officer or director of the Association, or any settlement, whether or not such person is an officer or director of the Association at the time such expense and liabilities are incurred, except in such cases whether the officer or director is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. In the event of any such settlement, indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interest of the Association.

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ARTICLE X
General Provisions

Section 1. Application. All Owners, employees of Owners, guests of Owners, tenants or other persons who may, in any manner, use the Existing Property, Additional Property or Future Additional Property or any portion thereof shall be subject to the provisions hereof, and to the provisions of the Articles of Incorporation and the Bylaws of the Association and any Rules and Regulations formulated by the Board of Directors pursuant to Article VII herein.

Section 2. Enforcement. The Association, an assignee of the Association, the Manager, the Board of Directors, the DRC, the Declarant or any owner shall have the right to enforce, by proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens or charges now or hereafter imposed by the provisions of this Declaration. Failure by any party named above to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In the event any action is brought to enforce any of the provisions of this Declaration by either the Association, an assignee of the Association, the Manager, the Board of Directors, the DRC, or the Declarant, such party, if successful, shall be entitled to recover of the defendant therein all costs of the action, including attorney's fees.

Section 3. Severability. Invalidity of any Section or portion of this Declaration by judgment or court order, shall in no way affect any other Sections or portions, which shall remain in full force and effect.

Section 4. Notices. Any notice sent or required to be sent to any party under the provisions of this Declaration shall be deemed to have been properly given when mailed, postage prepaid, to the last known address shown on the books of the Association for such addressee at the time of mailing or when delivered by hand.

Section 5. Duration. The covenants and restrictions of this Declaration shall run with the Existing Property, bind the Existing Property and shall inure to the benefit of and be enforceable by the Association, an assignee of the Association, the Manager, the Declarant, the DRC or an Owner, and their respective legal representatives, heirs, successors and assigns, for a period of twenty (20) years from the date this Declaration is recorded. As to the Additional Property or Future Additional Property, this Declaration shall be effective for twenty (20) years from the date a written declaration or extension of this Declaration to such property is filed of record in the Office of the Clerk of Superior Court of Bryan County, Georgia. These covenants and restrictions shall automatically renew for successive twenty (20) year periods unless terminated as herein provided. To terminate these covenants in whole or in part, at least 51 percent of the persons owning lots affected by such covenant shall execute a document containing a legal description of the entire area affected by the covenant, a list of the names of all record owners of lots affected by the covenant, and a description of the covenant to be terminated, which may be incorporated by reference to another recorded document. Such document shall be recorded in the office of the Clerk of the Superior Court of

Bryan County no sooner than but within two years prior to the expiration of the initial 20 year period or any subsequent 20 year period of these covenants.

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Section 6. Amendment of Declaration.

- (a) Until termination of its Class B Membership in the Association, Declarant shall have the sole right, in its discretion, to amend this Declaration;
- (b) Upon termination of Declarant's Class B Membership in the Association (including the Class B Membership of any subsequent Class B Member as hereinafter provided), the Association shall have the power to amend this Declaration by the affirmative vote of a majority of Voting Members who are voting in person or by proxy at a meeting duly called for this purpose. Notwithstanding anything contained herein to the contrary, the Association shall not have the right to amend this Declaration if such amendment affects the Management Agreement described in Article XVIII below, unless Declarant consents to such amendment.

Section 7. Lease of Dwelling. No Dwelling shall be leased for transient or hotel purposes, nor may any Owner lease less than his entire Dwelling. All leases must be in writing and provide that the terms of the lease and the occupancy of the Dwelling are subject in all respects to this Declaration and to the Bylaws and Articles of Incorporation of the Association, and any Rules and Regulations formulated by the Board of Directors pursuant to Article IX herein, and that any failure by any lessee to comply with the terms of such documents shall constitute a default under such lease.

Section 8. Liability Insurance. At the sole discretion of the Board of Directors, the Association may obtain and maintain a broad form public liability insurance policy or other form of liability insurance policy covering damage or injury caused by the negligence of the Association or any of its agents, officers or employees, in amounts to be determined by the Board of Directors for each occurrence. Such policy of policies may contain waiver of the right of subrogation against the Association, its members, officers, agents or employees.

Section 9. Litigation. No judicial or administrative proceedings shall be commenced or prosecuted by the Association unless approved by the affirmative vote of seventy five (75%) percent of the Voting Members who are voting in person or by proxy at a meeting duly called for this purpose. However, this section shall not apply to

- (a) Any actions brought by the Association, the DRC, Declarant or an assignee of the Association or the Manager to enforce any provisions of this Declaration (including, without limitation, the foreclosure of liens or the enforcement of use restrictions);
- (b) Imposition and collection of Assessments as provided hereinabove;

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Counterclaims brought by the Association in proceedings instituted against it.

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Section 10. Conflicts. In the event of any irreconcilable conflict between this Declaration and the Bylaws or Articles of Incorporation, the provisions of this Declaration shall control.

Section 11. Gender and Number. All pronouns used herein shall be deemed to include the masculine, the feminine and non-personal entities, as well as the singular and plural wherever the context provides or permits.

Section 12. Common Areas. Declarant, or successors and assigns, shall have the right, but not the obligation, in their sole discretion, to convey to the Association any property within the Existing Property, Additional Property or Future Additional Property to be held and used by the Association as Common Area for the use and benefit of all Owners (herein "Common Areas"). The designation of areas as "Common Area" or "Wetlands" on any plat or maps of the Existing Property, Additional Property or Future Additional Property shall not create any obligation of Declarant to convey such "Common Area" or "Wetlands" to the Association and Declarant specifically reserve the right to decline to convey such areas to the Association.

Section 13. Time of the Essence. Time is of the Essence for purposes of this Declaration.

Section 14. Other Insurance. In addition to the liability insurance described in Section 8 above, the Board of Directors, in its sole discretion, may obtain and maintain for the Association such other insurance or fidelity bonds as it deems necessary.

ARTICLE XI Water and Sewer Service

Section 1. Water/Sewer and Wells.

- (a) Water for human consumption and sanitary sewer service shall be supplied by Bryan County and each Owner shall make arrangements with the County for such service to each Lot.
- (b) No wells for irrigation water shall be permitted on any Lot within the Existing Property, Additional Property or Future Additional Property without the prior written consent of the DRC.

ARTICLE XII Fences

Section 1. General. The construction, reconstruction and alteration of all Fences situated

within the Existing Property, Additional Property or Future Additional Property must be approved by the DRC as required under Article VI above prior to construction, reconstruction or alteration as the case may be.

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Section 2. Dimensions, Location and Material.

- (a) No fence can exceed six (6') feet in height;
- (b) The appearance, materials and location of fences shall be subject to the approval of the DRC in its sole discretion.

Section 3. Swimming Pool Fences. The DRC shall have the right, in its sole discretion, to waive, modify or amend the above restrictions in regard to fences surrounding swimming pools.

ARTICLE XIII
Construction Waste Materials

Section 1. General. During construction of a Dwelling, the following provisions shall apply to scrap materials, wood, paper, trash or other construction waste materials (collectively "Construction Waste Materials");

- (a) A roll off trash container which can hold a minimum of twenty (20) cubic yards of Construction Waste materials ("Container") must be maintained on each Lot and all Construction Waste Materials must be kept and maintained in such Container; provided, however, if two adjacent lots are being improved by the same builder at the same time one Container may be used for both lots.
- (b) The only Construction Waste Materials which can be burned within the Existing Property are wood and paper and these can only be burned in a fifty-five (55) gallon drum.
- (c) After a Dwelling is "dried in" as defined by Declarant, all Construction Waste materials must be removed from the Lot and the Lot "rough graded" as defined by and to the satisfaction of Declarant.
- (d) If, in its sole discretion, the Declarant determines that a Lot Owner or a builder constructing a Dwelling for a Lot Owner, does not comply with any of the provisions of this Article XIV, then Declarant shall have the option, in its sole discretion, to take whatever actions it deems appropriate to correct said non-compliance and the cost of such corrections plus fifty (50%) percent

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of said costs shall be paid to Declarant by the Owner of the Lot on which the non-compliance occurs. The amounts due Declarant pursuant to this Article XIV shall constitute a lien upon and encumber the Lot with respect to which the corrections have been made, and the Declarant, and its successors and assigns, shall have the same rights and remedies to record and foreclose such a lien and collect such amount as reserved to the Association with regard to Assessments as set forth in Article IV herein.

ARTICLE XIV **FHA or VA Compliance**

Section 1. General. Notwithstanding anything contained herein to the contrary, Declarant shall have the unilateral right to amend or modify this Declaration if, in the sole discretion of Declarant, such amendment or modification is necessary to provide that loans made or insured by the Federal Housing Administration, the Federal National Mortgage Association, the Veterans Administration, or any successors to such entities, can be made to purchasers of Lots within the Existing Property.

Section 2. Affect. Any amendment or modification enacted by Declarant pursuant to Section 1 above shall affect all of the Lots within the Existing Property, Additional Property or Future Additional Property to the same degree as if the Declaration was so modified or amended prior to the conveyance of any Lots by Declarant.

ARTICLE XV **Assignment of Association's Rights and Duties**

Section 1. General. The Association may, from time to time, delegate by contract any or all of its rights, powers, discretion and duties described in this Declaration to such agents or managers as it may nominate. In addition, the Association may permanently or temporarily assign and transfer by contract any or all of its powers and duties (specifically including, but not limited to, discretionary powers and duties), rights and obligations reserved to it by this Declaration to any one or more persons, Associations, partnerships, corporations or other entities which will accept the same, including Declarant, a partnership or the Association in which Declarant owns an interest.

ARTICLE XVI **Constructive Notice**

Section 1. General. Every person, firm, Association, partnership, corporation or other entity who hereafter owns or acquires any right, title, estate or interest in or to any portion of the Existing Property is and shall be conclusively deemed to have consented to and agreed to every covenant, condition and restriction contained in this Declaration, whether or not any reference to this Declaration is contained in the instrument by which such person, firm, Association, partnership, corporation or other entity acquired an interest in such portion of the Existing Property.

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ARTICLE XVII
Management Agreement

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Section 1. General. The Board of Directors may in its discretion enter into a Management Agreement ("Management Agreement") with a third party ("Manager") and may delegate to the Manager all of its rights, powers, discretion and duties contained in this Declaration.

IN WITNESS WHEREOF, the foregoing instrument has been executed under seal, by Declarant, on this 17 day of JUNE, 2015.

DECLARANT:

LOT PROS, LLC

By: C. Levent Stoppard (L.S.)
Manager

Sworn to and subscribed before me on this 17 day of June, 2015.

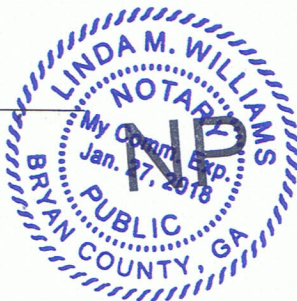
Witness

Linda M. Williams

Notary Public

My Commission Expires:

(Notarial Seal)



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EXHIBIT "A"

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All that certain lot, tract or parcel of land situate, lying and being in the 20th G.M. District of Bryan County, Georgia, consisting of 44.049 acres, more or less, being shown and designated as "Future Development" and "Remaining Portion", on that certain plat of survey entitled "Woodland Trail Subdivision, Phase 1, A Major Subdivision Of Tract 1 And Tract 2, Being A Subdivision Of 70.00 Acres, 20th G.M. District, Bryan County, State of Georgia" prepared by Terry Mack Coleman, GRLS NO. 24586, dated May 10, 2014, recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Plat Slide 4063, Page 9. Said plat being incorporated herein by reference thereto for descriptive and all other purposes.

EXHIBIT "B"

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All that certain lot, tract or parcel of land situate, lying and being in the 20th G.M. District of Bryan County, Georgia, consisting of 25.02 acres, more or less, being known and designated as Woodland Trail Subdivision, Phase 1, and containing Lots 1 through 35, inclusive, on that certain plat of survey entitled "Woodland Trail Subdivision, Phase 1, A Major Subdivision Of Tract 1 And Tract 2, Being A Subdivision Of 70.00 Acres, 20th G.M. District, Bryan County, State of Georgia" prepared by Terry Mack Coleman, GRLS NO. 24586, dated May 10, 2014, recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia in Plat Slide 10103, Page 9. Said plat being incorporated herein by reference thereto for descriptive and all other purposes.

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EXHIBIT "C"
Buffer Preservation Plan
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BRYAN COUNTY, GA
REBECCA E. DOWNE

It is the responsibility of the Woodland Trail HOA to ensure the integrity of the 30' buffer and to enforce that the buffer behind all residential lots be left undisturbed. The 30' buffer along the recreation area and pond/lagoon is to be re-vegetated to provide a natural visual buffer.

If fences are erected on the lots adjacent to Oak Level Road, they shall be constructed of similar and consistent style and material(s) as approved by the DRC and shall be placed 1 foot off of the rear property line.

EXHBIT "D"
Stormwater Management O&M Manual

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(Attached)

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CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA
REBECCA S. CROWF

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Stormwater Management O&M Manual

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The Woodland Trail HOA will be responsible for maintaining all drainage easements and facilities not located inside of the Bryan County right-of-way. The following schedule shall be used as a minimum requirement to help ensure proper operation for all stormwater management facilities in Woodland Trail. An Operation and Maintenance Checklist is included, and shall be completed and kept on file with the HOA.

Maintenance Schedule

Annual:

Inspect Outfall Structure and remove any debris that may impede flow.

Inspect pond/lagoon dam integrity.

Semi-Annual:

Inspect all culverts, inlets, manholes for debris and obstructions.
Remove as necessary.

Quarterly:

Mow and groom grassing along all ponds/lagoons.

Inspect pond/lagoon slopes for erosion. Fill, and re-grade rills, stabilize, and re-seed as necessary.

Operation and Maintenance Inspection Report for Stormwater Management Ponds

(Adapted from Watershed Management Institute, Inc.)

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Inspector Name _____

Inspection Date _____

Stormwater Pond _____

Normal Pool _____

Normally Dry _____

Project Location _____

Watershed _____

Inspection Items		Checked? Yes / No	Maintenance Needed? Yes / No	Inspection Frequency	Comments
Pond Components					
1.	Embankment and Emergency spillway				
a.	Adequate vegetation and ground cover			A	
b.	Embankment erosion			A	
c.	Animal burrows			A	
d.	Unauthorized plantings			A	
e.	Cracking, bulging, or sliding of dam				
i.	Upstream face			A	
ii.	Downstream face			A	
iii.	At or beyond toe			A	
	Upstream				
	Downstream			A	
iv.	Emergency spillway			A	
f.	Pond, toe & chimney drains clear and functioning			A	
g.	Leaks on downstream face			A	
h.	Abutment protection or riprap failures			A	
i.	Visual settlement or horizontal misalignment of top of dam			A	
j.	Emergency spillway clear of debris			A	
k.	Other (specify)			A	
2.	Riser and principal spillway				
	Type: Reinforced concrete _____				
	Corrugated pipe _____				
	Masonry _____				
a.	Low flow orifice obstructed			A	
b.	Low flow trash rack			A	
i.	Debris removal necessary			A	
ii.	Corrosion control			A	
c.	Weir trash rack			A	
i.	Debris removal necessary			A	
ii.	Corrosion control			A	

Inspection Items

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Checked?
Yes / No
Maintenance
Needed?
Yes / No
Inspection
Frequency

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Comments

d.	Excessive sediment accumulation inside riser			A	
e.	Concrete/Masonry condition			A	
	Riser and barrels				
	i. Cracks or displacement				
	ii. Minor spalling (<1")			A	
	iii. Major spalling (rebars exposed)			A	
	iv. Joint failures			A	
	v. Water tightness			A	
f.	Metal pipe condition			A	
g.	Control valve			A	
	i. Operational/exercised				
	ii. Chained and locked			A	
h.	Pond drain valve			A	
	i. Operational/exercised			A	
	ii. Chained and locked			A	
i.	Outfall channels flowing			A	
j.	Other (specify)			A	
3.	Permanent pool (wet ponds)				
a.	Undesirable vegetative growth			M	
b.	Floating or floatable debris removal required			M	
c.	Visible pollution			M	
d.	High Water Marks			M	
e.	Shoreline problems			M	
f.	Other (specify)			M	
4.	Sediment forebays				
a.	Sedimentation Noted			M	
b.	Sediment removal when depth < 50% design depth			M	
5.	Dry pond areas				
a.	Vegetation adequate			M	
b.	Undesirable vegetative growth			M	
c.	Undesirable woody vegetation			M	
d.	Low flow channels clear of obstructions			M	
e.	Standing water or wet spots			M	
f.	Sediment and/or trash accumulation			M	
g.	Other (specify)			M	
6.	Condition of outfalls into pond				
a.	Riprap failures			A,S	
b.	Slope erosion			A,S	
c.	Storm drain pipes			A,S	
d.	Endwalls/headwalls			A,S	
e.	Other (specify)			A,S	

Inspection Items

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Checked?
Yes / No
Maintenance
Needed?
Yes / No
Inspection
Frequency

Comments

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7.	Other				
a.	Encroachments on ponds or easement area			M	
b.	Complaints from residents (describe on back)			M	
c.	Aesthetics			M	
i.	Grass height				
ii.	Graffiti removal necessary			M	
iii.	Other (specify)			M	
d.	Any public hazards (specify)			M	
e.	Maintenance access			M	
8.	Constructed wetland areas				
a.	Vegetation healthy and growing			A	
b.	Evidence of invasive species			A	
c.	Excessive sedimentation in wetland area			A	

Inspection Frequency Key A=Annual, M=Monthly, S=After major storm

Summary

1. Inspectors Remarks:

2. Overall condition of Facility (Check one)

☐ Acceptable
☐ Unacceptable

3. Dates any maintenance must be completed by:

Inspectors Signature