

Deed Book 30033 Pg 659
Filed and Recorded Mar-05-2001 09:26am
2001-0045692
Real Estate Transfer Tax 10.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

RETURN AFTER RECORDING TO:
Michael J. Zenner, Esq.
WEINSTOCK & SCAVO, P.C.
3405 Piedmont Road, N.E.
Suite 300
Atlanta, Georgia 30305

REFERENCE: Deed Book: 14428
Page: 150

STATE OF GEORGIA
COUNTY OF FULTON

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR BRIDGEWATER SUBDIVISION**

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR BRIDGEWATER SUBDIVISION is made and
entered into this 25 day of January, 2001 by Bridgewater Homeowners Association,
Inc., a Georgia non-profit corporation (the "Association") with the written consent of Robert
Richardson Homes, Inc.

WITNESSETH:

WHEREAS, First Federal Savings Bank of Georgia did record that certain Declaration
of Covenants, Conditions and Restrictions for Mallard Lake Estates Subdivision on August 1,
1991 at Deed Book 14428, Page 150, Fulton County, Georgia records;

WHEREAS, said Declaration was an amendment of and superceded in its entirety a
Declaration of Covenants, Conditions and Restrictions dated December 27, 1988, recorded at
Deed Book 12198, Page 285, Fulton County, Georgia records;

WHEREAS, said Declaration has been amended by (i) that certain First Amendment to
Declaration of Covenants, Conditions and Restrictions for Mallard Lake Estates Subdivision
recorded on May 13, 1994 at Deed Book 18271, Page 016, Fulton County, Georgia records,
which

CROSS REFERENCE

First Amendment, among other things, changed the name of the development to Bridgewater Subdivision and (ii) that certain Corrective Amendment to the Declaration recorded on October 4, 1996 at Deed Book 21609, Page 10, aforesaid records (said Declaration, as so amended, being hereinafter referred to as the "Declaration");

WHEREAS, Article I, Section 2 of the Declaration grants to the Developer the unilateral right, privilege and option to subject to the provisions of the Declaration all or any portion of the property described on Exhibit "A" to the Declaration by filing in the Fulton County, Georgia records, an amendment to the Declaration annexing such property;

WHEREAS, pursuant to Article I, Section 2 of the Declaration, the Developer has the right to assign the foregoing right of annexation to any person or entity;

WHEREAS, by instrument recorded on December 4, 1996 at Deed Book 21609, Page 17, Fulton County, Georgia records, Bridgewater, Inc. as Developer of the Bridgewater Subdivision, assigned the foregoing right of annexation to the Association;

WHEREAS, the Association wishes to amend the Declaration to submit to the terms thereof the property described on Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter the "Property"), which Property is a portion of the property described on Exhibit "A" to the Declaration;

WHEREAS, Robert Richardson Homes, Inc., as owner of the Property, has consented to this Amendment and to the submission of the Property to the provisions of the Declaration;

NOW, THEREFORE, the Association, pursuant to the authority granted in Article I, Section 2 of the Declaration, hereby amends the Declaration as follows:

1. The Property described on Exhibit "A" attached hereto is hereby annexed to the Bridgewater Subdivision and is hereby subjected to the terms and provisions of the Declaration. Said Property shall be owned, held, transferred, sold, conveyed, used, occupied, mortgaged and otherwise encumbered subject to all of the terms, provisions, easements, restrictions, covenants and conditions contained in the Declaration, all of which shall run with the title to said Property and shall be binding upon all persons now or hereafter having any right, title or interest in said Property and their heirs, successors, successors in title and assigns.

2. Except as otherwise defined herein, capitalized terms, as used in this Amendment, shall have the meanings ascribed to such terms in the Declaration.

3. This Amendment shall be effective upon recordation in the Fulton County, Georgia records.

4. Except as herein modified or amended, the Declaration shall remain in full force and effect.


[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Association executes this Amendment on the date and year first above written.

Signed, sealed and delivered in the presence of:

Richard J. G...
 Unofficial Witness

Rosmarie B. Dupre
 Notary Public
 My Commission Expires: July 18, 2003



ASSOCIATION:

BRIDGEWATER HOMEOWNERS ASSOCIATION, INC., a Georgia non-profit corporation

By: SGG. Horn
 Print Name: Steven G. Horn
 Print Title: President

Attest: Linda J. Lehman
 Print Name: LINDA J. LEHMAN
 Print Title: TREASURER

[SIGNATURES CONTINUE ON NEXT PAGE]

CONSENT OF PROPERTY OWNER

By execution below, Robert Richardson Homes, Inc., being the sole owner of the Property described on Exhibit "A", hereby consents to the foregoing Second Amendment to Declaration of Covenants, Conditions and Restrictions for Bridgewater Subdivision and to the submission of the Property to the terms and provisions of the Declaration.

Signed, sealed and delivered in the presence of:

[Signature]

Unofficial Witness
[Signature]

Notary Public
My Commission Expires _____



ROBERT RICHARDSON HOMES, INC.

By: *[Signature]*

Print Name: Robert Richardson
Print Title: President



Deed Book 30033 Pg 663
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"



All that tract or parcel or parcel of land lying and being in Land Lot 926 of the 1st District, 2nd Section of Fulton County, Georgia, being Lot 13, Block B, Bridgewater, Unit Two, as per plat recorded in Plat Book 178, Page 55, Fulton County, Georgia records, as amended (the "Plat") which Plat is incorporated herein by this reference and made a part of this description.