

Return To:
Stuart R. Halpern
Weiner, Shearouse, Weitz, Greenberg & Shawe LLC
14 E. State Street
Savannah, Georgia 31401

Please Cross Reference:
Declaration of Covenants,
Conditions and Restrictions for
Fox Chase Subdivision,
Deed Book 2383, Page 57-73; Effingham Co., Records

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

**FIRST SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
FOX CHASE SUBDIVISION**

THIS SUPPLEMENTAL DECLARATION is made and entered into this 24th day of May, 2017 by Caran Properties, LLC, a Georgia Limited Liability Company (hereinafter called "Declarant") and Kevin Kirsch New Homes, Inc. (hereinafter called "Owner").

WITNESSETH

WHEREAS, Owner is the owner of certain parcels of real property located in Effingham County, Georgia, being a portion of property known as **Old Dixie Estates, Phase 1**, located in the 11th G.M. District, Effingham County, Georgia, as more particularly depicted and described as **Lot 27, Lot 28, Lot 29, Lot 30, Lot 33, Lot 34, Lot 35, Lot 37 and Lot 38** on that certain Subdivision Plat prepared for Hunters Chase Properties, Inc. by Southeast Engineering and Environmental, which is recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 114, Page E-1, to which map reference is made for a more particular description of the property herein described (the "Additional Property"); and

WHEREAS, the Additional Property is adjacent to the development known and designated as Fox Chase Subdivision; and

WHEREAS, Fox Chase Subdivision is subject to that Declaration of Covenants, Conditions and Restrictions for Fox Chase Subdivision dated December 23, 2016, filed for record on December 29, 2016 at 2:34 p.m., in Deed Book 2383, Page 57-73, in the Office of the Clerk of Superior Court of Effingham County, Georgia, together with all amendments, modifications, supplements, and restatements thereof, if any (hereinafter collectively referred as the "Declaration"); and

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WHEREAS, ARTICLE II, Section 2 of the Declaration provides that Declarant may add adjacent property to the Fox Chase Subdivision development by recording a Supplemental Declaration; and

WHEREAS, Declarant desires to submit the above described Additional Property to the Declaration and Owner agrees and consents to the Additional Property being submitted to the Declaration.

NOW, THEREFORE, Owner agrees and consents to the Additional Property being submitted to the Declaration and Declarant hereby declares that the above described Additional Property, together with any additions made thereto shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Declaration.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto caused this instrument to be executed as of the day and year first above written as the date hereof.

Caran Properties, LLC

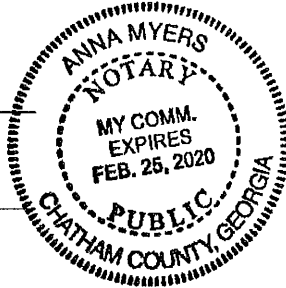
By:

William W. Shearouse, Jr.
William W. Shearouse, Jr., ~~Manager~~
authorized agent

Signed, sealed and delivered in the presence of:

Amber Myers
Witness

Anna Myers
Notary Public



Agreed and Consented to:

Kevin Kirsch New Homes, Inc.

By:

Kevin Kirsch
Kevin Kirsch, CEO

Signed, sealed and delivered in the presence of:

Amber Myers
Witness

Anna Myers
Notary Public

