

Deed Doc: COVE
Recorded 12/20/2011 11:42AM

Beverly Logan
Clerk Superior Court, Athens-Clarke County, Ga.
Bk 03891 Pg 0462-0465

Return to: Fincher & Jurkiewicz, LLP
12600 Deerfield Pkwy, Suite 100
Attn: Sarah P. Jurkiewicz, Esq.
Alpharetta, GA 30004

Cross Reference: Deed Book 2997, Page 501

**SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR LAKE MEELER**

This SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAKE MEELER (hereinafter referred to as the "Amendment") is made on the date set forth below by **BRANCH BANKING AND TRUST COMPANY**, a North Carolina banking corporation (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, on November 23, 2005, Meeler Lake Builders, LLC ("Original Declarant") recorded that certain Declaration of Covenants, Conditions, and Restrictions for Lake Meeler in Deed Book 2997, Page 501, et seq., Athens-Clarke County, Georgia records (hereinafter referred to as the "Declaration");

WHEREAS, prior to the recordation of the Declaration, Original Declarant executed certain Deed to Secure Debt and Security Agreements in favor of Declarant recorded in Athens-Clark County, Georgia records,

WHEREAS, Declarant became of the owner of the real property described on Exhibit "A" ("Foreclosed Property") attached hereto by virtue of those certain Deeds Under Power of Sale recorded in Deed Book 3549, Page 10, Deed Book 3549, Page 13, Deed Book 3549, Page 16, Deed Book 3549, Page 19, Deed Book 3549, Page 22, Deed Book 3549, Page 25, Deed Book 3549, Page 28, Deed Book 3549, Page 31, Deed Book 3549, Page 37, Deed Book 3549, Page 43, of the Athens-Clark County, Georgia records (collectively, the "Foreclosure Deeds");

WHEREAS, the Declaration purports that all the property described in Plat Book F, Pages 3881 and 389A & B, Athens-Clarke County, Georgia records is subject to the Declaration and is defined therein as the "Property";

WHEREAS, the Foreclosed Property is part of the "Property" as defined in the Declaration;

WHEREAS, as provided in Section 1.06(iii) of the Declaration, Declarant became the "Declarant" (as defined in the Declaration) by virtue of the Foreclosure Deeds;

WHEREAS, Article X provides Declarant with the option and right, without the necessity of consent by the Association, Board, or the other Owners, to submit any Additional Property to the Declaration;

WHEREAS, to clarify that the Foreclosed Property is subject to the Declaration, Declarant desires to exercise its rights under Article X of the Declaration to submit the Foreclosed Property to the terms of the Declaration; and

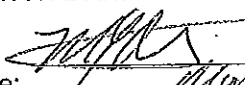
NOW, THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby subjects the real property described on Exhibit "A" hereof to the provisions of the Declaration and this Supplemental Declaration, which shall apply to such property in addition to the provisions of the Declaration. Such property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and the Declaration, both of which shall run with the title to such property and shall be binding upon all persons having any right, title, or any interest in such property, their respective heirs, legal representatives, successors, successors-in-title, and assigns. The provisions of this Supplemental Declaration shall be binding upon Lake Meeler Homeowners Association, Inc. in accordance with the terms of the Declaration. The definitions set forth in Article I of the Declaration are incorporated herein by reference. Except as specifically amended hereby, the Declaration and all terms thereof shall remain in full force and effect.

[SIGNATURE ON FOLLOWING PAGE]

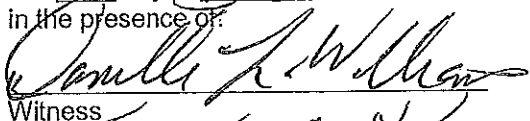
IN WITNESS WHEREOF, the undersigned person, being the duly appointed representative of Declarant, hereby executes this Supplemental Declaration of Covenants, Conditions, and Restrictions for Lake Meeler on this 5th day of December, 2011.

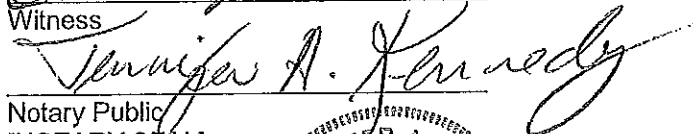
DECLARANT:

BRANCH BANKING AND TRUST COMPANY

By: Name: Mark JacobyTitle: VP

Signed, sealed, and delivered
this 5th day of December, 2011
in the presence of:


Witness


Notary Public

[NOTARY SEAL]

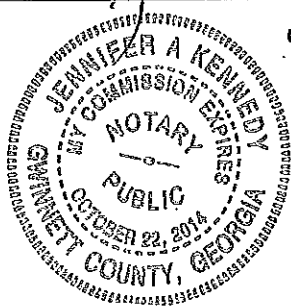




EXHIBIT "A"
FORECLOSED PROPERTY

All that tract or parcel of land lying and being in G.M.D. 241 of Athens-Clarke County, Georgia, being Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 21 Block A, Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, Block B, Lots 2 and 4 Block C, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, Block D, Lots 6, 8, 11, 12, 14, 15, 16, 17 Block E and Lots 1, 2, 3, 4, 5, 6, 7, 12, 13 Block F of Lake Meeler Subdivision, as per plat recorded in Plat Slide F, Pages 388F - 389B, Athens-Clarke County, Georgia Records, which plat is incorporated herein and made a part hereof by reference

FINCHER & JURKIEWICZ, LLP
ATTORNEYS AT LAW
12600 DEERFIELD PARKWAY SUITE 100 ALPHARETTA, GA 30004

January 16, 2012

Sarah P. Jurkiewicz
sarahj@fincherlaw.com
404-434-2169

VIA FIRST CLASS MAIL

Robert Jaeger
100 College Ave S E
Gainesville, GA 30501

**Re: Recorded Supplemental Declaration to the Declaration of Covenants,
Conditions, and Restrictions for Lake Meeler**

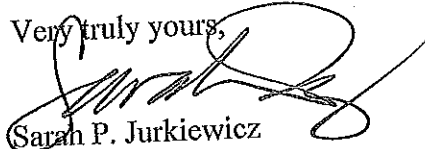
Dear Robert:

Enclosed please find the following:

1. The original recorded Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions at Lake Meeler for your records.

Should you have questions, please call the undersigned at (404) 434-2169. Thank you very much.

Very truly yours,


Sarah P. Jurkiewicz

Enclosures