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 Fee Amt: \$18.00 Page 1 of 4
 Forsyth County, GA
 Greg G. Allen Clerk Superior Ct

BK **8061** PG **572-575**

After recording, please return to:
 Rachel E. Conrad
 Dorough & Dorough, LLC
 Attorneys at Law
 160 Clairemont Avenue
 Suite 650
 Decatur, Georgia 30030
 (404)-687-9977

CROSS REFERENCE: Deed Book: 7968
 Page: 190

Rct

FIRST AMENDMENT TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MOUNTAIN CREST RESIDENTIAL COMMUNITY

THIS FIRST AMENDMENT TO THE MASTER DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MOUNTAIN CREST RESIDENTIAL COMMUNITY (hereinafter referred to as "First Amendment") is made this 3rd day of January, 2017 by **LENNAR GEORGIA, INC.**, a Georgia corporation (hereinafter referred to as "Declarant");

WITNESSETH

WHEREAS, Declarant executed that certain Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Mountain Crest Residential Community, which was recorded October 20, 2016 at Deed Book 7968, Pages 190-252, Forsyth County, Georgia records (hereinafter as supplemented and/or amended from time to time, the "Declaration"); and

WHEREAS, Article 11, Section 11.6(c) of the Declaration provides that the Declaration may be amended by the affirmative vote, written consent or any combination thereof of Owners of at least two-thirds (2/3) of the Lots and the consent of the Declarant; and

WHEREAS, Declarant is the Owner of all of the Lots in the Community; and

WHEREAS, Section 1.13 of the Declaration provides that Declarant shall have the right to change the status of any previously designated Neighborhood for any property in the Community; and

WHEREAS, Declarant desires to revise Exhibit "C" of the Declaration to reflect the current Neighborhood designations in the Community, as evidenced by the signature attached hereto and by this reference incorporated herein;

NOW THEREFORE, the undersigned hereby adopt this First Amendment to the Master Declaration of Protective Covenants, Conditions, Restrictions and Easements for Mountain Crest Residential Community, hereby declaring that all of the property now or hereafter subject to the Declaration shall be held, conveyed, encumbered, used, occupied and improved subject of the Declaration, amended as follows:

1.

Exhibit "C" to the Declaration is hereby deleted in its entirety and shall be replaced with the Exhibit "C" attached hereto and by this reference incorporated herein.

2.

Unless otherwise defined herein, the words used in this First Amendment shall have the same meaning as set forth in the Declaration.

3.

This First Amendment shall be effective only upon being recorded in the records of the Clerk of Superior Court of Forsyth County, Georgia and shall be enforceable against current Owners of a Lot subject to the Declaration.

4.

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

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Declarant, as the Owner of all of the Lots in the Community, has caused this First Amendment to be executed under seal the day and year first above written.

DECLARANT:

LENNAR GEORGIA, INC., a Georgia corporation

By:

Print Name:

Title:

[Signature]

Steve Achison

Vice President

[CORPORATE SEAL]

Signed, sealed, and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

My Commission Expires

[AFFIX NOTARY SEAL]

[Signature]

[Signature]



EXHIBIT "C"
Neighborhood Designations

POD A	-	Bridlewood at Mountain Crest
POD B	-	StableGate at Mountain Crest
POD C	-	Martingale at Mountain Crest
PODS D, E, F, G and H	-	Mountain Crest