

Clock#: 1634593
FILED FOR RECORD
9/15/2014 03:42pm
PAID: 14.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK
399A

PAGE
085

ABOVE SPACE FOR RECORDING INFORMATION ONLY

Prepared by:

**BOUHAN
FALLIGANT**

ATTORNEYS & COUNSELORS AT LAW
447 Bull Street
Savannah, GA 31401
ATTN: Robert B. Brannen, Jr.
(912) 644-5721
File Number: 12102-6

Please cross-reference to:

1) Deed Book 301-Y, page 596

**AMENDMENT TO
DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS
FOR LAKE SHORE SUBDIVISION**

THIS AMENDMENT is made this 11th day of September, 2014, by **LAKESHORE PRESTIGE, LLC**, a Georgia limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the declarant for Lake Shore Subdivision pursuant to that Declaration of Covenants, Restrictions, and Easements, Lake Shore Subdivision, dated February 16, 2006, and recorded in Deed Book 301-Y, page 596, Chatham County, Georgia, records, as affected by that Assignment of Declarant's Rights for Declaration of Covenants, Restrictions, and Easements for Lake Shore Subdivision, dated September 11, 2014, and recorded in Deed Book 399-A, page 77, Chatham County, Georgia, records, together with all amendments, modifications, supplements, and restatements thereof (collectively the "Declaration"); and

WHEREAS, Lake Shore Homeowners Association of Port Wentworth, Inc., a Georgia non-profit corporation (the "Association") is the home owners association for Lake Shore Subdivision; and

WHEREAS, through a scrivener's error, the name of the Association was misidentified in the Declaration; and

WHEREAS, pursuant to Section 9.02 of the Declaration, the Declarant has the authority to amend the Declaration without the approval of members of the Association or mortgagees provided that such amendment does not materially alter, change, or adversely affect any rights or uses of such persons and their interests in the properties they own and any common areas;

NOW, THEREFORE, Declarant does hereby amend the Declaration as follows:

1. Section 1.01 of the Declaration is hereby deleted in its entirety and replaced with the following language:

"Association: "Association" means Lake Shore Homeowners Association of Port Wentworth, Inc. (a non-profit, non-stock, membership corporation organized under the Georgia Non-Profit Corporation Code), its successors and assigns."

2. Any and all references to the Association in the Declaration or any related documents shall mean "Lake Shore Homeowners Association of Port Wentworth, Inc."

IN WITNESS WHEREOF, Declarant has signed, sealed and delivered this Amendment as of the day and year first written above.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public

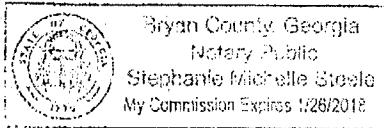
My Commission Expires: 1/26/2018

DECLARANT:

LAKESHORE PRESTIGE, LLC, a Georgia limited liability company

By: [Signature]
Fred L. Williams, Jr., its Manager

[NOTARIAL SEAL]



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(912) 644-5721
File No: 12102-6

Please cross-reference to:
1) Deed Book 326-C, page 214

CORRECTIVE QUITCLAIM DEED

THIS INDENTURE, is made and entered into as of the 11th day of September, 2014, by and between **SHORE THING, LLC**, a Georgia limited liability company, by Fred L. Williams, Jr. and Rande W. Duke as last members and managers (hereinafter referred to as the "Grantor") and **LAKE SHORE HOMEOWNERS ASSOCIATION OF PORT WENTWORTH, INC.**, a Georgia non-profit corporation (hereinafter referred to collectively as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

W I T N E S S E T H, T H A T:

WHEREAS, by Quit Claim Deed, dated March 27, 2007, and recorded in Deed Book 326-C, page 214, Grantor conveyed the Property below to Grantee (the "Original Deed"); and

WHEREAS, by scrivener's error Grantee's name was misidentified in the Original Deed, and the parties hereto desire to execute this Corrective Quitclaim Deed to address said scrivener's error; and

WHEREAS, Fred L. Williams, Jr. and Rande W. Duke were the sole members and managers of Shore Thing at the time it was dissolved, and have the power and authority to execute this Corrective Quitclaim Deed;

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all those tracts or parcels of land lying and being located in the City of Port Wentworth, Chatham County, Georgia, and being known as **Common Areas within Phase IA, Phase 1B, and Phase 2 of Lake Shore Subdivision**, and more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the said described Property to the said Grantee, so that neither the said Grantor nor any person or persons claiming under the said Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the said described Property or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Corrective Quitclaim Deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

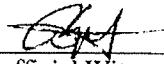
[Signature]
Notary Public

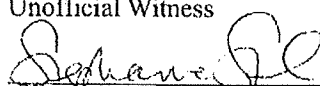
GRANTOR:
[Signature]
Fred L. Williams, Jr., as a last member
and manager of Shore Thing, LLC

My Commission Expires:
1/26/2018



Signed, sealed and delivered
in the presence of:

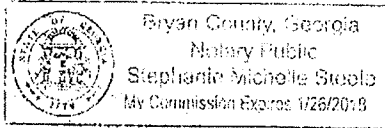


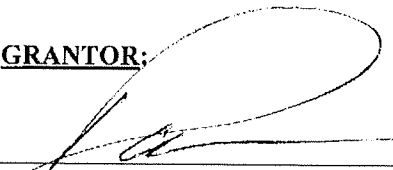
Unofficial Witness


Notary Public

My Commission Expires:
1/26/2018

[NOTARY SEAL]



GRANTOR:


Rande W. Duke, as a last member
and manager of Shore Thing, LLC

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EXHIBIT "A"

All those certain lots, tracts, or parcels of land situate, lying and being in the City of Port Wentworth, County of Chatham, State of Georgia, and being known and designated as **COMMON SPACE, COMMON AREA, OPEN SPACE, BUFFER – OPEN SPACE, PROPOSED 40' BUFFER AND DETENTION PONDS** upon that certain plat prepared by Ward Edwards, Inc., dated February 8, 2006, recorded February 15, 2006, in Subdivision Map Book 34-S, at pages 94A-F, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, entitled, "Phase IA, a Subdivision Plat of a Portion of Lake Shore Subdivision, Port Wentworth, Chatham County, Georgia," which plat is incorporated herein by specific reference and made a part hereof.

AND ALSO:

All those certain lots, tracts, or parcels of land situate, lying and being in the City of Port Wentworth, County of Chatham, State of Georgia, and being known and designated as **COMMON SPACE, COMMON AREA, OPEN SPACE, BUFFER – OPEN SPACE, PROPOSED 40' BUFFER AND DETENTION PONDS** upon that certain plat prepared by Ward Edwards, Inc., dated May 31, 2006, recorded July 21, 2006, in Subdivision Map Book 36-S, at pages 34A-E, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, entitled, "Phase IB, a Subdivision Plat of a Portion of Lake Shore Subdivision, Port Wentworth, Chatham County, Georgia," which plat is incorporated herein by specific reference and made a part hereof.

AND ALSO:

All those certain lots, tracts, or parcels of land situate, lying and being in the City of Port Wentworth, County of Chatham, State of Georgia, and being known and designated as **COMMON SPACE, COMMON AREA, OPEN SPACE, BUFFER – OPEN SPACE, PROPOSED 40' BUFFER AND DETENTION PONDS** upon that certain plat prepared by Ward Edwards, Inc., dated May 31, 2006, recorded July 21, 2006, in Subdivision Map Book 36-S, at pages 32A-D, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, entitled, "Phase 2, a Subdivision Plat of a Portion of Lake Shore Subdivision, Port Wentworth, Chatham County, Georgia," which plat is incorporated herein by specific reference and made a part hereof.