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After recording, please return to:
Lazega & Johanson, LLC
P.O. Box 250800
Atlanta, Georgia 30325 Attn: JPL

Cross Reference: Deed Book 26974
Page 650

STATE OF GEORGIA
COUNTY OF DEKALB

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR MASON MILL**

This Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Mason Mill (hereinafter, the "Supplemental Declaration") is made this 20th day of January, 2023, by International Investment & Development Center LLC, a Georgia limited liability company (hereinafter, the "Declarant").

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Mason Mill (the "Declaration") was filed on June 18, 2018 in Deed Book 26974, Pages 650 *et seq.* of the DeKalb County, Georgia land records; and

WHEREAS, unless otherwise defined herein, the capitalized terms herein shall have the meaning as set forth in the Declaration; and

WHEREAS, the current Declarant under the Declaration is International Investment & Development Center LLC, a Georgia limited liability company; and

WHEREAS, Article III, Section 3.1 of the Declaration provides that until all of the Additional Property described on Exhibit "B" of the Declaration has been annexed and subjected to this Declaration, or twenty (20) years from the Effective Date of the Declaration, whichever is earlier, the Declarant may from time to time unilaterally subject to the provisions of this Declaration all or any portion of the real property described in Exhibit "B" of the Declaration, and that such annexation shall be accomplished by recording a Supplemental Declaration describing the property to be annexed; and

WHEREAS, Article III, Section 3.1 of the Declaration further provides that such Supplemental Declaration shall not require the consent of the Lot Owners but shall require the written consent of the owner(s) of the property to be annexed, if other than the Declarant; and

WHEREAS, none of the Additional Property described on Exhibit "B" of the Declaration has been annexed and subjected to the Declaration nor has twenty (20) years from the Effective Date of the Declaration passed, and therefore, Declarant has a right to unilaterally subject to the provisions of the Declaration all or any portion of the Additional Property; and

WHEREAS, the Declarant desires to annex and subject to the provisions and coverage of the Declaration Lots 1, 3-17, 21-23, 26-29, 31-33, and 35-73 as Additional Property, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference to this Supplemental Declaration; and

WHEREAS, the Owners of the Additional Property desire to be bound by the Supplemental Declaration; and

WHEREAS, said Owners hereby consent to this Supplemental Declaration by executing the consent form attached hereto as Exhibit "B" and incorporated herein by reference;

NOW THEREFORE, pursuant to the powers retained by the Declarant under the Declaration, Declarant, with the written consent of the Owners of the Additional Property, hereby subjects the Additional Property to the provisions and coverage of the Declaration and all such Additional Property Owners and such Owner's heirs, legal representatives, successors, successors-in-title, and assigns shall hereafter be mandatory members of the Mason Mill Community Association, Inc. Effective upon the recording of this Supplemental Declaration, the Additional Property shall be owned, held, transferred, sold, used, conveyed, used, occupied, mortgaged, and otherwise encumbered subject to and pursuant to all the terms, provisions, easements, covenants, and restrictions contained in the Declaration and such Additional Property Owners, and such Owner's heirs, legal representatives, successors, successors-in-title, and assigns shall be mandatory members of the Mason Mill Community Association, Inc., all of which shall run with the title to the Additional Property and shall be binding upon all persons having any right, title, or interest in the Additional Property, their respective heirs, legal representatives, successors, successors-in-title, and assigns.

IN WITNESS WHEREOF, the undersigned authorized representative of Declarant has executed this Supplemental Declaration the day and year set forth below.

DECLARANT
International Investment & Development
Center LLC, a Georgia limited liability
company

Sworn to and subscribed before me this
30th day of January, 2023

By: _____

Print Name: Luna Yang

Witness

Title: Owner

Notary Public

[Notary Public]



Exhibit "A"

Legal Description of Additional Property

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 199 and 218 of the 16th District of DeKalb County, Georgia and being more particularly described as Lots 1, 3-17, 21-23, 26-29, 31-33, and 35-73 on that certain Final Subdivision Plat for Mason's Mill, Union Grove Road, prepared by Travis Pruitt & Associates, Inc., recorded on June 21, 2016, at Plat Book 243, Page 80 of the DeKalb County, Georgia land records, which plat is incorporated herein and made a part hereof by reference.

Exhibit "B"

Consents to the Supplemental Declaration