

SPACE ABOVE RESERVED FOR RECORDING DATA

After recording, please return to:

Coulter & Sierra, LLC
1770 Indian Trail Road, Suite 440
Norcross, GA 30093
Attn.: AHB
2208.01

STATE OF GEORGIA
COUNTY OF COBB

Cross Reference:	Deed Book:	15805
	Page:	4262
	Deed Book:	16057
	Page:	5240

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR TOWNES AT MARIETTA**

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TOWNES AT MARIETTA (hereinafter "Amendment") is made this 18 day of October 2022 by **Wylie Road Community, LLC**, a Georgia limited liability company (hereinafter "Association").

WITNESSETH

WHEREAS, Wylie Road Community, LLC, a Georgia limited liability company, as Declarant, executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for Townes at Marietta, which was recorded October 5, 2020, in Deed Book 15805, Page 4262, *et seq.*, Cobb County, Georgia records; as amended by that First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Townes at Marietta recorded on May 20, 2022, in Deed Book 16057, Page 5240, *et seq.*, of the aforesaid records (hereinafter as supplemented and/or amended from time to time, collectively referred to as the "Declaration"); and

WHEREAS, pursuant to Section 10.6(a) of the Declaration, Declarant may unilaterally amend this Declaration for any other purpose; provided, however, such amendment shall not materially adversely affect the substantive rights of any Owner to use and enjoy his or her Unit hereunder nor shall it adversely affect title to any Unit without the consent of the affected Owner; and

WHEREAS, Declarant desires to amend the Declaration at Article 7, Section 7.10; and

WHEREAS, this Amendment does not materially adversely affect the substantive rights of any Owners under the Declaration;

NOW, THEREFORE, pursuant to the rights reserved to Declarant pursuant to the terms of the Declaration, the Declaration shall be modified as follows:

1.

Section 7.10 of the Declaration shall be amended by deleting it in its entirety and restating it as follows:

7.10 Fences. No Owner may place, erect, allow or maintain a fence or fencing type barrier of any kind upon any Unit in the Community without first submitting their plans for Architectural Review by Declarant or to the established Architectural Review Committee, as set forth in Article 6, Section 6.8 of the Declaration. Notwithstanding the foregoing, Declarant and the Association may erect any type of fence on the Common Property or elsewhere within the Community as they may deem appropriate or as necessary to satisfy the requirements of any law, regulation or governmental entity or for the health and safety of Owners and Occupants.

2.

In the event of any conflict or inconsistency between the provision of this Amendment and the terms of the Declaration or Bylaws of the Association, the terms of this Amendment shall control.

3.

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

4.

This Amendment shall be effective upon recordation in the Cobb County, Georgia land records.

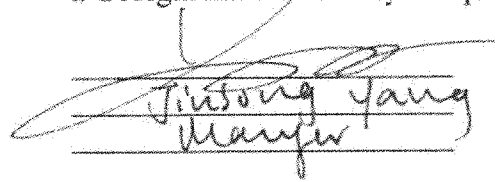
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Amendment on the date and year first written above.

DECLARANT:

Wylie Road Community, LLC,
a Georgia limited liability company

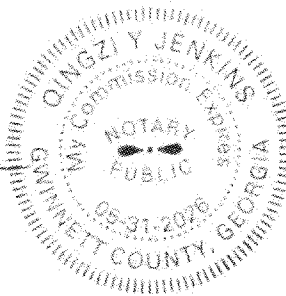
By:
Print Name:
Its:


Jinsong Yang
Manager

Signed, sealed, and delivered
In the presence of:


WITNESS


NOTARY PUBLIC
My Commission Expires:



[AFFIX NOTARY SEAL]