





*Jay C. Stephenson*  
Jay C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.

CROSS REFERENCE: COBB COUNTY: Deed Book 3432, Page 18  
Deed Book 4171, Page 472

UPON RECORDING RETURN TO:

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DECLARATION OF COVENANTS, CONDITIONS,

RESTRICTIONS AND EASEMENTS

FOR

BAYSWATER  
(UNIT I AND UNIT II)

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THIS INSTRUMENT ESTABLISHES A MANDATORY MEMBERSHIP HOMEOWNERS ASSOCIATION AND SUBMITS THIS DEVELOPMENT TO THE PROVISIONS OF THE GEORGIA PROPERTY OWNERS' ASSOCIATION ACT, O.C.G.A. § 44-3-220, *ET SEQ*

DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS FOR BAYSWATER (UNIT I AND UNIT II)

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BAYSWATER (UNIT I AND UNIT II) (this "Declaration") is made on the date hereinafter set forth by **BAYSWATER HOMEOWNERS ASSOCIATION, INC.**, a Georgia nonprofit corporation ("Association") and the Owners of Lots in Bayswater Unit I and Unit II, respectively.

W I T N E S S E T H

WHEREAS, certain real property located in Cobb County, Georgia as described on Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter called the "Bayswater Unit I Property") was previously subjected to the provisions of that certain Declaration of Covenants, Conditions, Restrictions and Easements for Bayswater, recorded on March 15, 1985 in Deed Book 3432, Page 18, *et seq.*, Cobb County, Georgia land records (hereinafter the "Bayswater I Declaration"); and

WHEREAS, certain real property located in Cobb County, Georgia as described on Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter called the "Bayswater Unit II Property") was previously subjected to the provisions of that certain Declaration of Covenants, Conditions, Restrictions and Easements for Bayswater Unit II, recorded on October 22, 1986 in Deed Book 4171, Page 472, *et seq.*, Cobb County, Georgia land records (hereinafter the "Bayswater II Declaration"); and

WHEREAS, the Association and the Owners of Lots in the Bayswater Unit I Property and the Bayswater Unit II Property, respectively, desire to amend and restate the Bayswater I Declaration and the Bayswater II Declaration in their entirety such that the Bayswater Unit I Property and the Bayswater Unit II Property (collectively the Bayswater Unit I Property and the Bayswater Unit II Property are sometimes hereinafter referred to as the "Property") are subject to one Declaration of Protective Covenants, Conditions, Restrictions and Easements for Bayswater (Unit I and Unit II) with one mandatory membership homeowners association having the authority to administer the Declaration and the Common Area as provided herein; and

WHEREAS, Article X, Section 7 of the Bayswater I Declaration provides that the Bayswater I Declaration may be amended at any time and from time to time by an agreement signed by at least 75 percent of the Owners of Lots in the Bayswater Unit I Property; provided, however, such amendment by the Owners shall not be effective unless also signed by Neal C. Peavy, Robert D. Gibson and T. Dallis Champion (collectively hereinafter referred to as the "Bayswater I Developer") if the Bayswater I Developer is the owner of any real property then subject to the Bayswater I Declaration; and

WHEREAS, at least 75 percent of the Owners of Lots in the Bayswater Unit I Property signed an agreement to amend the Bayswater I Declaration as provided herein; and

WHEREAS, the Bayswater I Developer no longer owns any property subject to the Bayswater I Declaration; and

WHEREAS, Article X, Section 7 of the Bayswater II Declaration provides that the Bayswater II Declaration may be amended at any time and from time to time by an agreement signed by at least 75 percent of the Owners of Lots in the Bayswater Unit II Property; provided, however, such amendment by the Owners shall not be effective unless also signed by Thomas H. Eubanks on behalf of Eubanks Construction Company, Inc. (hereinafter referred to as the "Bayswater II Developer") if the Bayswater II Developer is the owner of any real property then subject to the Bayswater II Declaration; and

WHEREAS, at least 75 percent of the Owners of Lots in the Bayswater Unit II Property signed an agreement to amend the Bayswater II Declaration as provided herein; and

WHEREAS, the Bayswater II Developer no longer owns any property subject to the Bayswater II Declaration; and

WHEREAS, attached as Exhibit "A" hereto and by this reference incorporated herein, is the sworn statement of the President of the Association which sworn statement states that the agreement signed by at least 75 percent of the Owners of Lots in the Bayswater Unit I Property was lawfully obtained to amend the Bayswater I Declaration as provided herein; and

WHEREAS, attached as Exhibit "A-1" hereto and by this reference incorporated herein, is the sworn statement of the President of the Association which sworn statement states that the agreement signed by at least 75 percent of the Owners of Lots in the Bayswater Unit II Property was lawfully obtained to amend the Bayswater II Declaration as provided herein; and

WHEREAS, the Association and the Owners desire to submit the Property to the provisions of the Georgia Property Owners' Association Act, O.C.G.A. 44-3-220, *et seq.*, as the same is in effect on the date hereof and in accordance with the terms and conditions hereinafter set forth;

NOW THEREFORE, the Association and the Owners hereby submit the Property to the provisions of the Georgia Property Owners' Association Act, O.C.G.A. 44-3-220, *et seq.*, and amend the Bayswater I Declaration and the Bayswater II Declaration by deleting the same in their entirety and in their place adopting this Declaration Covenants, Conditions, Restrictions and Easements for Bayswater (Unit I and Unit II), hereby declaring that all the property now or hereafter subject to the Bayswater I Declaration and the Bayswater II Declaration, respectively, shall be held, sold, transferred, conveyed, used, occupied, mortgaged and otherwise encumbered subject to the covenants, conditions, restrictions, easements, assessments and liens, hereinafter set forth, which are for protecting the value and desirability of and which shall run with the title to, the real property hereby and hereafter made subject hereto and shall be binding on all persons having any right, title or interest in all or any portion of the real property now and hereafter made subject hereto, their respective heirs, legal representatives, successors, successors-in-title and assigns and shall inure to the benefit of each owner of all or any portion thereof, as follows:

Article I  
DEFINITIONS

Section 1. "Architectural Control Committee" shall mean and refer to those Owners appointed by the Board of Directors of the Association to serve as members of such committee on such terms and conditions as may be established from time to time by the Board.

Section 2. "Association" shall mean and refer to Bayswater Homeowners Association, Inc. its successors and assigns.

Section 3. "Board" shall mean and refer to the Board of Directors of the Association.

Section 4. "Common Area" shall mean all real and personal property now or hereto owned by the Association for the common use and enjoyment of the Owners.

Section 5. "Common Expense" shall mean and refer to the actual and estimated expenses of operation the Association, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to this Declaration and the by-laws and Articles of Incorporation of the Association.

Section 6. "Declaration" shall mean the covenants, conditions, restrictions, and easements and all other provisions herein set forth in this entire document as may from time to time be amended.

Section 7. "Lot" shall mean and refer to any parcel of land shown upon any recorded subdivision plat of the Property upon which a single-family residence may be constructed.

Section 8. "Owner" shall mean and refer to the record owner, whether one or more Persons, of the fee simple title to any Lot which is a part of the Property but excluding those having such interest merely as security for the performance of an obligation.

Section 9. "Person" shall mean and refer to a natural person, Corporation, partnership, association, trust or other legal entity, or any combination thereof.

Section 10. "Plat" shall mean and refer to that certain final Subdivision Plat for Bayswater.

Section 11. "Property" shall mean and refer to that certain real property described in Exhibit A attached hereto and by reference made a part hereof together with such additional real property as may by subsequent amendment be added to and subjected to this Declaration.

Section 12. "Structure" shall mean and refer to: (i) any thing or object, the placement of which upon any Lot may affect the appearance of such Lot, including by way of illustration and not limitation, any building or part thereof, garage, porch, gazebo, shed, greenhouse or bathhouse, coop or cage, covered or uncovered patio, swimming pool, tennis court, fence, curbing, paving, wall, tree, shrub, sign, signboard, mailbox, driveway, temporary or permanent living quarters (including any house trailer) or any other temporary or permanent improvement

to such Lot (ii) any excavation, grading, fill ditch, diversion dam or other thing, object or device which affects or alters the natural flow of surface waters from, upon or across any Lot, or which affects or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from upon or across any Lot; and (iii) any change in grade at any point on a Lot of more than six (6) Inches, whether or not subsection (ii) of this Section 13 applies to such change.

## ARTICLE II ARCHITECTURAL CONTROL COMMITTEE

Section 1. Purpose, Powers, and Duties of the Architectural Control Committee. The purpose of the Architectural Control Committee is to assure that the installation, construction or alteration of any Structure on any Lot Is submitted to the Architectural Control Committee for approval (i) as to whether the proposed installation, construction or alteration is in conformity and harmony of external design and general quality with the existing standards of the neighborhood and with the standards of the development of the Property; and (ii) as to the location of Structures with respect to topography, finished ground elevation and surrounding Structures. To the extent necessary to carry out such purpose, the Architectural Control Committee shall have all of the powers and duties to do each and everything necessary, suitable, convenient or proper for, or in connection with or incidental to the accomplishment of such purpose, including, without being limited to, the power and duty to approve or disapprove plans and specifications for any installation, construction or alteration of any Structure on any Lot.

Section 2. Meetings. The Architectural Control Committee shall hold regular meetings at least once every month or more often as may be established by the Architectural Control Committee. Special meetings may be called by the Architectural Control Committee. Regular and special meetings of the Architectural Committee shall be held at such time and at such place as the Architectural Control Committee shall specify. Notice of each regular or special meeting of the Architectural Control Committee shall be mailed to each member thereof at his residence or at his usual place of business at least three (3) days before the day the meeting is to be held. Notice of regular and special meetings need not specify the purpose or purposes for which the meeting is called. Notice of a meeting need not be given to any member of the Architectural Control Committee who signs a waiver of notice either before or after the meeting. Attendance of a member of the Architectural Control Committee at a meeting shall constitute a waiver of notice of such meeting and shall constitute a waiver of any and all objections with respect to the place of the meeting, the time of the meeting or the manner in which it has been called or convened except when the member states, at the beginning of the meeting, any such objection or objections to the transaction of business. At each meeting of the Architectural Control Committee, the presence of a majority of the members then in office shall constitute a quorum for the transaction of business. Except as otherwise provided herein, the act of a majority of the members of the Architectural Control Committee present at any regular or special meeting thereof, at which a quorum is present, shall constitute the act of the Architectural Control Committee. In the absence of a quorum, any member of the Architectural Control Committee present at the time and place of the meeting may adjourn the meeting from time to time until a quorum shall be present. At any adjourned meeting at which a quorum is present, any business may be transacted which might have been transacted at the meeting as originally called. Any action required to be taken at a meeting of the Architectural Control Committee, or any action

which may be taken at a meeting if written consent is obtained from all members of the Architectural Control Committee, setting forth the actions so taken. Such consent shall have the same force and effect as a unanimous vote.

Section 3. Action of Members of Architectural Control Committee. Any member of the Architectural Control Committee may be authorized by the Architectural Control Committee to exercise the full authority of the Architectural Control Committee with respect to all matters over which the Architectural Control Committee has authority as may be specified by resolution of the Architectural Control Committee. The action of such member with respect to the matters specified shall be final and binding upon the Architectural Control Committee and upon any applicant for an approval permit or authorization, subject, however, to review any modification by the Architectural Control Committee on its' own motion or appeal by the applicant to the Architectural Control Committee as provided herein. Written notice of the decision of such member shall, within five (5) days thereof, be given to any applicant for an approval permit or authorization. The applicant may, within ten (10) days after receipt of notice of any decision which he deems to be unsatisfactory, file a written request to have the matter In question reviewed by the Architectural Control Committee. Upon the filing of any such request, the matter with respect to which such request was filed, shall be submitted to and reviewed promptly by, the Architectural Control Committee, but in no event later than thirty (30) days after the filing of such request. The decision of a majority of the members of the Architectural Control Committee with respect to such matter shall be final and binding.

Section 4. Submission of Plans and Specifications. No Structure shall be commenced, erected, placed, moved onto or permitted to remain on any Lot, nor shall any existing Structure upon any Lot be altered in any way which materially changes the exterior appearance of the Structure or Lot, unless plans and specifications therefore shall have been first submitted to and approved in writing by the Architectural Control Committee. Such plans and specifications shall be in such form and shall contain such Information as may be reasonably required by the Architectural Control Committee, including, without being limited to:

(a) a site plan showing the location of all proposed and existing Structures on the Lot, including building setbacks, open space, driveways, walkways, and parking spaces, Including the number thereof;

(b) floor plans;

(c) exterior elevations of all proposed Structures and alterations to existing structures, as such structures will appear after all back-filling and landscaping are completed;

(d) specifications showing the nature, kind, shape, height, materials, basic exterior finishes and colors of all proposed Structures and alterations to existing Structures, and also showing front, side and rear elevations thereof; and

(e) plans for landscaping and grading.

Section 5. Approval and Disapproval of Plans and Specifications.

(a) The Architectural Control Committee shall have the right to approve or disapprove any plans and specifications submitted to it in its sole and uncontrolled discretion, which approval or disapproval may be based upon any grounds, including purely aesthetic considerations which shall be deemed sufficient.

(b) Upon approval by the Architectural Control Committee of any plans and specifications submitted pursuant to this Declaration, a copy of such plans and specifications, as approved, shall be deposited for permanent record with the Architectural Control Committee and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicant submitting the same. Approval of any plans and specifications for use In connection with any Lot or Structure shall not be deemed a waiver of the Architectural Control Committee's right, in its sole discretion, to disapprove similar plans and specifications or any of the features or elements included therein if such plans, specifications, features or elements are subsequently submitted for use In connection with any other Lot or Structure. Approval of any such plans and specifications relating to any Lot or Structure, however, shall be final as to that Lot or Structure and such approval may not be revoked or rescinded thereafter, provided that there has been adherence to, and compliance with, such plans and specifications, as approved, and any conditions attached to any such approval.

(c) No member of the Architectural Control Committee shall be responsible or liable in any way for any defects in any plans or specifications approved by the Architectural Control Committee, nor for any structural defects in any work done according to such plans and specifications approved by the Architectural Control Committee. Further, approval of plans and specifications by the Architectural Control Committee shall not be deemed to represent or warrant to any Person the quality, function or operation of the Structure or of any construction, workmanship, engineering, materials or equipment. No member of the Architectural Control Committee shall be liable in damages or in any other respect to anyone submitting plans or specifications for approval under this Article, or to any Owner, or to any other Person having an interest in any of the Property by reason of mistake in judgment, negligence, misfeasance or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. By submission of such plans and specifications to the Architectural Control Committee, every Owner of any Lot releases and agrees to hold harmless and to defend any member of the Architectural Control Committee from any such alleged liability, claim and/or damage.

Section 6. Obligation to Act. The Architectural Control Committee shall take action of any plans and specifications submitted as herein provided within forty-five (45) days after receipt thereof. Approval by the Architectural Control Committee, if granted, together with any conditions imposed by the Architectural Control Committee, shall be placed in writing on the plans and specifications and shall be returned to the applicant. Failure by the Architectural Control Committee to take action within forty-five (45) days of the receipt of plans and specifications submitted for approval shall be deemed approval of such plans and specifications.

Section 7. Right of Inspection. The Architectural Control Committee, its agents and representatives, shall have the right during reasonable hours to enter upon and inspect any Lot or Structures thereon, for the purpose of ascertaining whether the installation, construction,

alteration or maintenance of any Structure or the use of any Lot or Structure is in compliance with the provisions of this Declaration and the Architectural Control Committee shall not be deemed to have committed a trespass or other wrongful act solely by reason of such entry or inspection.

#### Section 8. Violations.

(a) If any Structure shall be erected, placed, maintained or altered upon any Lot otherwise than In accordance with the plans and specifications approved by the Architectural Control Committee pursuant to the provisions of this Article such erection, placement, maintenance or alteration shall be deemed to have been undertaken In violation of this Article and without the approval required herein. If in the opinion of the Architectural Control Committee such violation shall have occurred, the Architectural Control Committee shall be entitled and empowered to enjoin or remove any such construction. Any costs and expenses incurred by the Architectural Control Committee in enjoining and/or removing any construction or improvements shall be added to and become a part of the assessment to which the Owner and his Lot are subject.

(b) The Architectural Control Committee shall provide written notice to the Owner by certified mail setting forth in reasonable detail the nature of the violation and the specific action or actions required to remedy the violation. If the Owner shall not have taken reasonable steps toward the required remedial action within twenty (20) days after the mailing of the aforesaid notice of violation, then the Architectural Control Committee shall have the right of abatement as provided In Section 1(b) of Article X hereof. In addition to the right of abatement, the Board, upon being informed of such violation by the Architectural Control Committee, shall be entitled to seek equitable relief to enjoin such construction.

Section 9. Fees. The Architectural Control Committee may impose and collect a reasonable and appropriate fee to cover the cost of inspections performed pursuant to Section 8 hereof. The fee shall be established from time to time by the Architectural Control Committee.

### ARTICLE III MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Lot which is subject to this Declaration shall be a mandatory member of the Association. The foregoing is not intended to include person, or entitles who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to this Declaration and shall pass automatically to an Owner's successor-In-title to the Lot.

Section 2. Voting Rights. The Association shall have one class of membership. All Owners shall be entitled to one vote for each Lot owned. When more than one Person holds an interest in any Lot, all such Persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.



ARTICLE IV  
PROPERTY RIGHTS

Section 1. Member's Easement of Enjoyment. Subject to the provisions herein, every member of the Association shall have a right and easement of use and enjoyment in and to the Common Area (including, without limitation, the right of pedestrian (but not vehicular) access, ingress and egress to and from his Lot over those portions of the Common Area from time to time designated for such purposes and the right of use of such recreational facilities as may be erected and maintained by the Association for such purposes from time to time), which right and easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following:

(a) The right of the Association to adopt and publish rules and regulations governing the use of the Common Area.

(b) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility now or hereafter located or constructed upon the Common Area and to impose reasonable limits on the number of guests who may use such recreational facilities.

(c) the right of the Association to suspend any Owner's voting rights and rights to use any recreational facilities within the Common Area for any period during which any assessment of the Association against said Owner's Lot remains unpaid.

(d) the right of the Association to borrow money for the purpose of improving the Common Area or any portion thereof, or constructing, repairing or improving any facilities located or to be located thereon and, upon the assent of two thirds of the members to give as security a mortgage conveying all or any portion of the Common Area. The lien and encumbrance of any such mortgage, however, shall be subject and subordinate to all rights, interests, easements and privileges herein reserved or established for the benefit of any Owner, or the holder of any mortgage, irrespective of when executed, given by any Owner.

(e) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by, two-thirds (2/3) of the members, agreeing to such dedication or transfer, has been recorded.

(f) the easements reserved in Article VIII of this Declaration.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, his right of use and enjoyment in and to the Common Area and the Improvements thereon, if any, to the members of his family, his tenants, guests and invitees, subject to such regulations as may be established from time to time by the Association.

Section 3. No Partition. There shall be no judicial partition of the Property or any part thereof, nor shall any Person acquiring any interest in the Property or any part thereof seek any

such judicial partition unless the Property has been removed from the provisions of this Declaration.

ARTICLE V  
COVENANT FOR MAINTENANCE AND CAPITAL IMPROVEMENT ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of a Lot, by acceptance of a deed therefore, whether or not it shall be so expressed In such deed, Is deemed to covenant and agree to pay to the Association: (1) annual assessments which may or shall be levied by the Association, and (2) special assessments, such assessments to be established and collected as hereinafter provided the annual and special assessments, together with late charges, interest thereon, and costs of collection thereof, as hereinafter provided, including reasonable attorney's fees actually incurred, shall be a charge and a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with late charges and interest thereof and costs of collection thereof, including reasonable attorney's fees actually incurred, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors-in-title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for promoting the health, safety, pleasure and welfare of the Owners of the lots and the costs and expenses incident to the operation of the Association, including, without limitation, the maintenance and repair of the Common Area and improvements thereof, if any of the maintenance of services furnished by the Association, the purchase of insurance by the Association, the repair and replacement of improvements on the Common Area, payment of all taxes, insurance premiums and all costs and expenses incidental to the operation and administration of the Association, and establishment and maintenance of a reasonable reserve fund or funds.

Section 3. Computation of Annual Assessments. If the Association incurs ongoing Common Expenses, it shall be the duty of the Board at least thirty (30) days prior to the Association's annual meeting to prepare a budget covering the estimated Common Expenses of operating the Association for the coming year, such budget to Include a capital contribution of reserve account in accordance with the capital needs of the Association. The budget and the proposed annual assessments to be levied against each Lot shall be delivered to each Owner no later than ten (10) days prior to such annual meeting. The annual assessment shall be equally divided among the Lots so that the annual assessments shall be the same for each Lot. The budget and the annual assessments shall become effective unless disapproved at the annual meeting by a vote of a majority of the Owners voting in person or by proxy at such meeting. In the event the proposed budget is not approved or the Board fails for any reason to determine the budget for the succeeding year, then until a budget has been determined as provided herein, the budget and annual assessments in effect for the then current year shall continue for the succeeding year. If any budget at any time proves inadequate for any reason, the Board may call a meeting of the Association for the approval of a special assessment.

Section 4. Special Assessments. In addition to, the annual assessments authorized above, the Association may levy, in any assessment year, special assessments applicable to that year

only for the purpose of defraying, in whole or In part the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of at least two-thirds (2/3) of the Members voting In person or by proxy at a meeting duly called for such purpose. Special assessments may also be levied by the Association if for any reason the annual assessments prove inadequate to defray the expenses of the Association in fulfilling its duties and obligations hereunder, subject to the consent of the members as set forth above.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 above shall be sent to all members not less than ten (10) days nor more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty percent (50 %) of all the votes of each class of membership shall constitute a quorum. If the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 6. Rate of Assessment. Annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The annual assessments provided for herein shall be paid in such manner and on such dates as may be fixed by the Board. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a specified Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessments which are not paid when due shall be delinquent. All such assessments, together with late charges (not to exceed the greater of Ten and No/100 Dollars (\$10.00) or ten percent (10%) of the amount due, or such higher amount as may be authorized by the Act from time to time), interest (at a rate not in excess of ten percent (10%) per annum on the principal amount due or such higher amount as may be authorized by the Act from time to time) and costs of collection, including, without limitation, reasonable attorney's fees actually incurred, shall, from the time the sums become due and payable, be a charge on the land and shall be a continuing lien in favor of the Association on the Lot against which each assessment is made. In such case, the Association may accelerate, at its option, the entire unpaid balance of the assessment and may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against such Owner's Lot, and interest, late fees, costs and reasonable attorney's fees actually incurred if any such action shall be added to the amount of such assessment. Each such Owner, by his acceptance of a deed to a Lot, hereby expressly vests in the Association, or its agents, the right and power to bring all actions against such Owner personally for the collection of such charges as a debt and to enforce the aforesaid lien by all methods available for the enforcement of liens against real property, including foreclosure by an action brought in the name of the Association in a like manner as a mortgage foreclosure on real property, and such Owner hereby expressly grants to the Association a power of sale in connection with the foreclosure of said lien. The lien provided for in this Section shall be in favor of the Association and shall be for the benefit of all other Owners. The Association, acting

on behalf of the Owners, shall have the power to bid for the interest foreclosed at foreclosure sale and to acquire and hold, lease, mortgage and convey the same. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area, abandonment of his Lot or by renunciation of membership in the Association. An Owner may give to the Association, nevertheless, subject to acceptance thereof by the Association, a deed in lieu of foreclosure.

Section 9. Subordination of the lien to First Mortgage. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage, first purchase money security deed, or security deed representing a first lien on said property. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 10. Exempt Property. The following property subject to this Declaration shall be exempted from the assessments, charges and liens created herein: (a) all properties to the extent of any easement or other Interest therein dedicated and accepted by the local public authority and devoted to public use; (b) all Common Area; (c) all properties exempted from taxation by state or local governments upon the terms and to the extent of such legal exemption. Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens.

## ARTICLE VI MAINTENANCE

Section 1. Association's Responsibility. Except as otherwise provided for herein, the Association shall maintain and keep in good repair all portions of the Common Area and improvements thereon, if any. The Association's responsibility with respect to the Common Area shall be deemed to include the maintenance, repair and replacement of (i) all roads, driveways, walks, parking areas and buildings and other improvements, if any, situated within the Common Area; (ii) such utility lines, pipes, plumbing, wire conduits and systems which are a part of the Common Areas and (iii) all lawns, trees, shrubs, hedges, grass and other landscaping situated within or upon the Common Area.

Section 2. Owner's Responsibilities. Each Owner of a Lot, whether vacant or occupied, shall keep and maintain his Lot and the exterior of any and all improvements located thereon in a neat, attractive and safe condition. Such maintenance shall include, but shall not be limited to, painting, repairing, replacing and care for roofs, gutters, downspouts, building surfaces, trees, shrubs, grass, walks and other exterior improvements. Should any Owner of a Lot fail to maintain his Lot or the Improvements thereon as set forth hereinabove, the Architectural Control Committee, its agents and representatives, may, after thirty (30) days written notice to the Owner of such Lot, enter upon his Lot for the purpose of mowing, removing, clearing, cutting, or pruning underbrush, weeds or other unsightly growth, for removing garbage or trash, or for performing such exterior maintenance as the Architectural Control Committee, in the exercise of its sole discretion, deems necessary or advisable. Such Owner shall be personally liable to the Architectural Control Committee for the direct and indirect cost of such maintenance, which costs shall be added to and become part of the assessment to which such Owner and his Lot are

subject. Although notice given as herein provided shall be sufficient to give the Architectural Control Committee, its agents and representatives, the right to enter' upon such Lot and perform such maintenance, entry for such purpose shall be only between the hours of 9:00 A.M. and 5:00 P.M. on any day except Sunday. The provisions hereof shall not be construed, however, as an obligation on the part of the Architectural Control Committee to mow, clear, cut or prune any Lot; to provide garbage or crash removal service, or to perform such exterior maintenance.

## ARTICLE VII EASEMENTS

Section 1. Utility Easements. There is hereby created In favor of the Association an easement upon across, over, through and under all of the Common Area for ingress. Egress, installation, replacement, repair and maintenance of all utility and service lines and systems, Including but not limited to water, sewers, gas, telephones, electricity, television, cable or communication lines and systems. An easement is further granted to the Association, its officers, agents, employees and any management company retained by the Association, to enter in or to cross over the Common Area and the Lots, to inspect and to perform the duties of maintenance and repair of the Common Area and the Lots, as provided for herein. Notwithstanding anything to the contrary contained In this Section, no sewers, electrical lines, water lines or other utilities may be installed or relocated on the property except as initially programmed or approved by the Architectural Control Committee. Should any utility furnishing a service covered by the general easement herein provided request a specific easement by a separate recordable document, the Association shall have the right to grant such easement on the Common Area without conflicting with the terms hereof.

Section 2. Easements for Association. There shall be a general right and easement tor the benefit of the Association, its directors, officers, agents and employees, including any management company retained by the Association to enter upon the Common Area and the Lots to perform their respective duties.

## ARTICLE VIII GENERAL COVENANTS AND RESTRICTIONS

The following covenants and restrictions shall apply to all Lots and to all Structures erected or placed thereon.

Section 1. Residential Use. All Lots shall be restricted exclusively to single-family residential use. No Lot, or any portion thereof, shall at any time be used for any commercial, business or professional purpose.

Section 2. Common Area. The Common Area shall be used only by the Owners and their agents, servants, tenants, family members, invitees and licensees for access, ingress to and egress from their respective Lots and for such other purposes may be authorized by the Association.

Section 3. Nuisances.

(a) No unlawful, noxious or offensive activities shall be carried on in any Lot, or upon the Common Area, nor shall anything be done therein or thereon which, in the Judgment of the Board, constitutes a nuisance, causes unreasonable noise or disturbance of others or unreasonably interferes with other Owners' use of their Lots and/or the Common Area.

(b) No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of any Owner's Lot so as to render the same unsanitary, unsightly or offensive. No nuisance shall be permitted to exist upon any portion of the Property. Without limiting the generality of any of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes shall be located, used or placed on the Property or any portion thereof.

Section 4. Re-subdivision of Property. No Lot may be split, divided, or subdivided for sale, resale, gift, transfer, or otherwise, without the prior written approval of the Architectural Control Committee of plans and specifications for such split, division or subdivision.

Section 5. Erosion Control. No activity which may create erosion or siltation problems shall be undertaken on any Lot without the prior written approval of the Architectural Control Committee of plans and specifications for the prevention and control of such erosion or siltation. The Architectural Control Committee may, as a condition of approval of such plans and specifications, require the use of certain means of preventing and controlling such erosion or siltation. Such means may include (by way of example and not of limitation) physical devices to controlling the run-off and drainage of water, special precautions in grading and otherwise changing the natural landscape and required landscaping as provided for in Section 6.

Section 6. Landscaping. No construction or alteration of any Structures, shall take place without the prior written approval by the Architectural Control Committee of plans and specifications for the landscaping to accompany such construction or alteration.

Section 7. Temporary Buildings. No temporary building, trailer, garage or building under construction shall be used, temporarily or permanently, as a residence on any Lot except as temporary sleeping or living quarters required or desired for security purposes in accordance with plans and specifications therefore approved by the Architectural Control Committee. No contract or builder shall erect on any Lot any temporary building or shed for use in connection with construction on such Lot without the prior written consent of the Architectural Control Committee.

Section 8. Signs.

(a) No signs whatsoever (Including but not limited to commercial and similar signs) shall, without the Architectural Control Committee's prior written approval of plans and, specifications therefore, be installed, altered or maintained on any Lot, or on any portion of a Structure visible from the exterior thereof, except:

(i) such signs as may be required by legal proceedings;

(ii) a sign indicating the builder of the residence on the Lot;

(iii) not more than one "For Sale" or "For Rent" sign, provided, however, that in no event shall any such sign be larger than four square-feet in area; and

(iv) directional signs for vehicular or pedestrian safety In accordance with plans and specifications approved by the Architectural Control Committee.

(b) Following the consummation of the sale of any Lot, the "For Sale" sign and the builder's sign located thereon, if any, shall be removed immediately.

Section 9. Setbacks. In approving plans and specifications for any proposed Structure, the Architectural Control Committee may establish setback requirements for the location of such Structures which are more restrictive than those established by the Plat. No Structure shall be erected or placed on any Lot unless its location is consistent with such setbacks.

Section 10. Fence. No fence or wall of any kind shall be erected, maintained, or altered on any Lot without -the prior written approval of the Architectural Control Committee of plans and specifications for such fences and walls.

Section 11. Roads and Driveways. No road or driveway shall be constructed or altered on any Lot without the prior written approval of the Architectural Control Committee of plans and specifications for such roads and driveways. Such specifications shall include the proposed substance to be used in constructing such roads and driveway, which substance shall be satisfactory to the Architectural Control Committee.

Section 12. Antennae. No antenna, satellite dish or other device for the transmission or reception of television signals, radio signals or any form of electromagnetic wave or radiation shall be erected, used or maintained on the exterior of any Structure without the prior written approval of the Architectural Control Committee. In no event shall freestanding transmission or receiving towers be permitted.

Section 13. Clotheslines. No outside clotheslines shall be placed on any lot.

Section 14. Recreational Vehicles and Trailers. The Architectural Control Committee, in reviewing the plans and specifications for any proposed Structure, may require that special parking areas be made available for recreational vehicles. No trailer, trailer house, boat, or recreational vehicle shall be parked on any Lot, except on such parking areas as specified by the Architectural Control Committee pursuant to this Section 14 or within enclosures or behind screening erected In accordance with plans and specifications submitted to and approved by the Architectural Control Committee. While nothing contained herein shall prohibit the use of portable or temporary buildings for trailers as field offices by contractors during actual construction, the use, appearance and maintenance on such a building or trailer must be specifically approved by the Architectural Control Committee prior to Its being moved onto the construction site.

Section 15. Recreational Equipment. No recreational and playground equipment shall be placed or installed on any Lot which is visible from the street abutting such Lot.

Section 16. Accessory Structures. A detached accessory structure may be placed on a Lot to be used for a playhouse, a swimming pool, tennis court, a tool shed, a mailbox, dog house or a garage, a garage may also be an attached accessory structure. Such accessory structures shall not exceed 20 feet in height and shall conform in exterior design and quality to the dwelling on the same Lot. With the exception of a garage that is attached to a dwelling and the mailbox, an accessory structure placed on a Lot shall be located only behind the dwelling as such dwelling fronts on the street abutting such Lot. Such accessory Structures shall also be located within such side and rear setback lines as may be required hereby or by applicable zoning law. The Architectural Control Committee shall have the right to approve or disapprove the plans and specifications for any accessory Structure to be erected on any Lot and, construction of any accessory structure may not be commenced until complete final plans and specifications shall have been submitted to and approved by the Architectural Control Committee in accordance with the provisions of these covenants. Any accessory structure shall be constructed concurrently with or subsequent to the construction of the dwelling on the Lot on which such accessory structure is located.

Section 17. Improvement of Lots. All construction of dwellings, accessory structures and all other improvements in Bayswater shall be undertaken and completed In accordance with the following conditions:

(a) All construction shall be carried out in compliance with the laws, code rules, regulations and orders of all applicable governmental agencies and authorities.

(b) All single-family residences constructed on the Lots shall be "traditional or European" in style. The determination of whether or not a residence in "traditional or European" shall be decided by the Architectural Control Committee in its sole and uncontrolled discretion.

(c) All foundations when exposed must either be stucco or brick, and there shall be no chain-link fence or fences of walls of any other material which the Architectural Control Committee determines to be incompatible with dwellings or other structures in Bayswater.

(d) Only one mailbox shall be located on any Lot, which mailbox will be consistent with the quality and design of surrounding dwellings and mailboxes. Said mailbox shall be placed and maintained to complement the dwelling to which It is appurtenant to the extent such mailbox is permitted to be located and maintained by the United States Postal Service, its successors and assigns.

(e) No lumber, bricks, stones, cinder blocks, scaffolding, mechanical devices, or any other materials or devices used for building purposes shall be stored on any Lot except for purposes of construction of a dwelling or accessory structure on such Lot, nor shall any such building materials or devices be stored on any Lot for longer than the length of time reasonable necessary for the construction in which such materials or devices are to be used.

(f) No exposed, above-ground tanks for the storage of fuel or water or any other substance shall be located on any Lot other than apparatus relating to solar energy, the location and design of which must first be approved by the Architectural Control Committee.

(g) Adequate off-street parking shall be provided for each lot.



(h) Containers for garbage and other refuse shall be underground or in screened sanitary enclosures; no Incinerators for garbage, trash or other refuse shall be used, and a garbage disposal is required for each dwelling.

(i) All garages must have doors, and each garage door must be coordinated with the dwelling to which it is appurtenant.

(j) No window air conditioning unit may be located in any part of any dwelling or accessory structure which is visible from any street and all exterior compressor units shall be ground mounted and screened by fencing or planting of a density and height to hide the unit effectively, which fencing or planting shall first be approved by the Architectural Control Committee.

(k) Any screen porch which is a part of any dwelling or accessory structure must have a dark color screen, and no bright color silver mesh screens may be used.

(l) No plumbing vent or heating vent shall be placed on the front aide of any roof or any dwelling or accessory structure, and any such vent shall be painted the same color of the roof on which it is placed.

(m) Any construction on a Lot shall be at the risk of the Owner of such Lot and the Owner of such Lot shall be responsible for any damage to any curbing or street resulting from construction on such Lot; repairs of such damage must be made within 30 days after completion of such construction.

(n) The enclosed, heated living area (exclusive of garages, carports, porches, terraces, bulk-storage and basement) of one-story dwellings shall contain not less than 2,400 square feet. The enclosed, heated living area (exclusive of garages, carports, porches, terraces, bulk-storage and basement) of all one and one-half story dwellings shall contain not less than 2,600 square feet. The enclosed heated living area (exclusive of garages, carports, porches, terraces, bulk-storage and basement) of all two story and two and one-half story dwellings shall contain not less than 2,700 square feet. No dwelling shall be constructed exceeding two and one half stories in height on any Lot.

Section 18. Animals. No animals, including birds, insects and reptiles, may be kept on any Lot unless kept thereon solely as household pets and not for commercial purposes. No animals shall be allowed to become a nuisance. No Structure for the care, housing or confinement or any animal shall be constructed, placed or altered on any Lot unless plans and specifications for said Structure have first been approved by the Architectural Control Committee.

Section 19. Water Supply. No individual water supply system shall be permitted on any Lot without the prior written approval of the Architectural Control Committee. If such approval is given such system must be located, constructed and equipped in accordance with the requirements, standards and recommendations of federal, state and local public health authorities, and all necessary approvals of such system as installed shall be obtained from such authorities at the sole cost and expense of the Owner of the Lot to be served by such system.

Section 20. Trees and Shrubs. No trees measuring 18 inches or more in diameter at a point 2 feet above ground level, no flowering trees or shrubs, nor any evergreens on any Lot may be removed without the prior approval of the Architectural Control Committee unless located within 10 feet of the approved site for a dwelling or within the right of way of driveways or walkways. Excepted here from shall be damaged or dead trees and trees which must be removed due to an emergency.

ARTICLE IX  
INSURANCE

The Board, or Its duly authorized agent, shall obtain such insurance policies upon the Common Area as the Board deems necessary or desirable in its sole discretion. The named insured on all policies of insurance shall be the Association.

ARTICLE X  
GENERAL PROVISIONS

Section 1. Enforcement.

(a) The Association, the Architectural Control Committee, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, easements, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association, Architectural Control Committee or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

(b) The Architectural Control Committee shall have the right of abatement in all cases where an Owner of a lot shall fail to take reasonable steps to remedy a violation or breach of any restriction contained in this Declaration within 20 days after the mailing of written notice of such violation or breach. The right of abatement means the right of the Architectural Control Committee, through Its agents and employees, to enter at all reasonable times upon any lot or Structure as to which a violation or breach exists, and to take such action or actions specified In the notice to the Owner to abate, extinguish, remove or repair such violation or breach, all without being deemed to have committed a trespass or wrongful act by reason of such entry and such actions.

Section 2. Severability. If any provision of the Declaration, or any paragraph, subparagraph, article, section, sentence, clause, phrase, word or the application thereof in any circumstance, is held invalid, the validity of the remainder of this Declaration and the application of any such provision, paragraph, subparagraph, article, section, sentence, clause phrase, or word in any other circumstances shall not be affected thereby and the remainder of this Declaration shall be construed as if such invalid part was never included therein.

Section 3. Headings. The headings of articles and sections in this Declaration are for convenience of reference only and shall not in any way limit or define the content or substance of such articles and sections.

Section 4. Duration. The covenants and restrictions of this declaration shall run with and bind the land for a period of 20 years from the Date this Declaration is recorded, at the end of which period such covenants and restrictions shall be automatically extended for successive periods of 10 years each, unless at least 2/3 of the owners at the time of the expiration the initial period, or of any extension period, shall sign an instrument in which said covenants and restrictions are modified in whole or in part, which instrument is filed of record in the appropriate county.

Section 5. Rights and Obligation. Each Owner, by the acceptance of a deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, liens, and charges, and the jurisdiction, rights and powers created or reserved by this Declaration. All rights, benefits and privileges of every character hereby imposed having at any time any interest or estate in the Property or any portion thereof, and shall inure to the benefit of such grantee in like manner as though the provisions of this declaration were recited and stipulated at length in each and every deed of conveyance or contract for conveyance.

Section 6. Notices. Notices provided for in this Declaration shall be in writing and shall be addressed to any Owner at his Lot or at such other address as hereinafter provided. Any Owner may designate a different address for notices to him by giving written notice to the Association. Notices addressed as above shall be deemed delivered upon mailing by United States registered or certified mail, return receipt requested, or when delivered in person.

Section 7. Amendment. This Declaration may be amended unilaterally at any time and from time to time by the Association (i) if such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rule or regulation or judicial determination which shall be in conflict therewith; (ii) if such amendment is necessary to enable any reputable title insurance company to issue title insurance coverage with respect to the Lots subject to this Declaration; (iii) if such amendment is required to obtain the approval of this Declaration by an institutional lender, such as a bank, savings and loan association or life insurance company, or by a governmental lender or purchaser of mortgage loans on the Lots subject to this Declaration; or (iv) if such amendment is necessary to enable any governmental agency, such as the Veterans Administration, or reputable private insurance agency to insure mortgage loans on the Lots subject to this Declaration; provided however, any such amendment shall not make any substantial changes in any of the provisions of this Declaration. Further, this Declaration may be amended at any time and from time to time by an agreement signed by at least 75% of the Owners of Lots. Any such amendment shall not become effective until the instrument evidencing such change has been filed or recorded. Every purchaser or grantee of any interest on any real property made subject to this Declaration may be amended as provided in this section.

Section 8. No Liability. Association has used its best efforts and acted with due diligence in connection with drafting these covenants.

ARTICLE XI  
SUBMISSION TO GEORGIA PROPERTY OWNERS' ASSOCIATION ACT;  
CONFLICT

The property now or hereafter subject to the Declaration shall be held, conveyed, encumbered, used, occupied and improved subject to the Georgia Property Owners' Association Act, O.C.G.A. 44-3-220, *et seq.* (as amended from time to time, the "Act"). In the event of a conflict between the provisions of this Declaration and the provisions of the Act then to the extent that the provisions of the Act cannot be waived by agreement, the Act shall control.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Association hereby executes this instrument under seal,  
this 15<sup>th</sup> day of October, 2010.

ASSOCIATION: **BAYSWATER HOMEOWNERS ASSOCIATION, INC.**, a Georgia nonprofit corporation

By: *Kurt Mueller*  
Name: KURT MUELLER  
Title: President

Attest: *Beth J. Fisher*  
Name: BETH J. FISHER  
Title: Secretary

[AFFIX CORPORATE SEAL]

Signed, sealed and delivered  
in the presence of

*Al Miller*  
WITNESS

*J Swill*  
NOTARY PUBLIC

My Commission Expires

[AFFIX NOTARY SEAL]

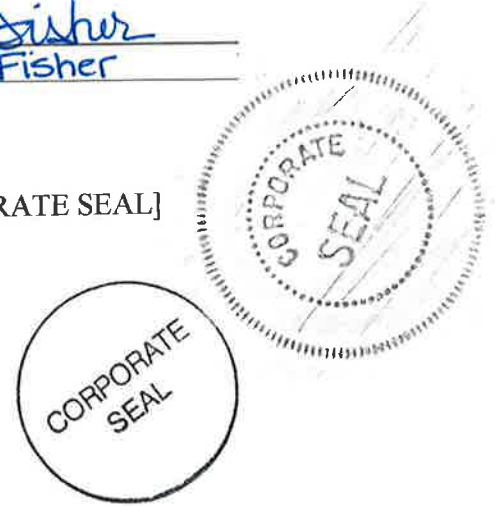


EXHIBIT "A"  
Sworn Statement of President of  
Bayswater Homeowners Association, Inc.

STATE OF GEORGIA  
COUNTY OF COBB

Re: Bayswater Homeowners Association, Inc.

Personally appeared before me, the undersigned deponent who, being duly sworn, deposed and said on oath that:

1. Deponent is the President of Bayswater Homeowners Association, Inc.
2. Deponent is duly qualified and authorized to make this Affidavit and knows the facts contained herein are of his own personal knowledge.
3. The foregoing Declaration of Covenants, Conditions, Restrictions and Easements for Bayswater (Unit I and Unit II) was approved by an agreement signed by at least 75% of the Owners of Lots in the Bayswater Unit I Property as provided by law and the Bayswater I Declaration, which agreement and approval were lawfully obtained.
4. Deponent makes this Affidavit pursuant to Official Code of Georgia Annotated Section 44-2-20.

This the 15<sup>th</sup> day of October, 2010.

By:  
Name:

*Kurt Mueller*  
KURT MUELLER

Sworn to and subscribed before me  
this 15<sup>th</sup> day of oct., 2010.

*Kimberly S. Williams*  
Notary Public

[AFFIX NOTARY SEAL



EXHIBIT "A-1"  
Sworn Statement of President of  
Bayswater Homeowners Association, Inc.

STATE OF GEORGIA  
COUNTY OF COBB

Re: Bayswater Homeowners Association, Inc.

Personally appeared before me, the undersigned deponent who, being duly sworn, deposed and said on oath that:

1. Deponent is the President of Bayswater Homeowners Association, Inc.
2. Deponent is duly qualified and authorized to make this Affidavit and knows the facts contained herein are of his own personal knowledge.
3. The foregoing Declaration of Covenants, Conditions, Restrictions and Easements for Bayswater (Unit I and Unit II) was approved by an agreement signed by at least 75% of the Owners of Lots in the Bayswater Unit II Property as provided by law and the Bayswater II Declaration, which agreement and approval were lawfully obtained.
4. Deponent makes this Affidavit pursuant to Official Code of Georgia Annotated Section 44-2-20.

This the 15<sup>th</sup> day of October, 2010.

By:  
Name:

*Kurt Mueller*  
KURT MUELLER

Sworn to and subscribed before me  
this 15<sup>th</sup> day of Oct., 2010.

*Kimberly S. Williams*  
Notary Public



[AFFIX NOTARY SEAL]

**EXHIBIT "B"**

Property Description

**BAYSWATER – UNIT I**

All that tract or parcel of land lying and being in Land Lots 680 and 681 of the 16th District, 2nd Section, Cobb County, Georgia, as per plat of survey prepared by Watts & Browning, A. W. Browning, Georgia Registered Land Surveyor No. 490, dated July 25, 1984, and being more particularly described as follows:

BEGINNING at an iron pin located at the common corner of Land Lots 679, 680, 689, and 690, said district and section; thence running north 02° 08' 30" east as measured along the westerly land lot line of Land Lot 680, said district and section, for a distance of 588.3 feet to an iron pin and corner; thence running south 89° 19' east for a distance of 1612.0 feet to an iron pin; thence running south 24° 00' west for a distance of 210.0 feet to an iron pin; thence running south 36° 37' west for a distance of 218.3 feet to an iron pin; thence running south 20° 42' 30" west for a distance of 192.0 feet to an iron pin located on the northerly side of Oak Lane (having a 50 foot right of way); thence running westerly as measured along the northerly side of Oak Lane and following the curvature thereof an arc distance of 937.0 feet to an iron pin located at the intersection of the northerly side of Oak Lane and the southerly land lot line of Land Lot 680, said district and section; thence running north 89° 06' 30" west as measured along the southerly land lot line of Land Lot 680, said district and section, for a distance of 415.2 feet to an iron pin located at the common corner of Land Lots 679, 680, 689, and 690, said district and section, and the point of beginning. This tract contains 19.15 acres.

**TOGETHER WITH:**

**BAYSWATER – UNIT II**

All that tract or parcel of land lying and being in Land Lot 679 of the 16th District, 2nd Section, Cobb County, Georgia, and being a 9.33 acre tract or land as per plat of survey for Peavy & Gibson by John C. Gaskins, Registered Land Surveyor, dated March 19, 1986, and being more particularly described as follows:

BEGINNING at a point in the centerline of a branch on the east land lot line of Land Lot 679, 120.0 feet northerly as measured along said land lot line from the southeast corner of said land lot; running thence southwesterly, northwesterly and southwesterly along the centerline of said branch 531.0 feet to a point (traverse direction South 80° 42' 58" West, traverse length 497.68 feet) said point being at the intersection of the centerline of said branch and the centerline of Sopa Creek; running thence northwesterly along the centerline of Sopa Creek 336.0 feet to a point in the centerline of a branch (traverse direction North 47° 30' 15" West, traverse length 330.80 feet); running thence northeasterly, northwesterly, northerly, northeasterly and northwesterly along the centerline of said branch 515.0 feet to a point (traverse direction North 15° 11' 23" West, traverse length 426.26 feet); running thence South 88° 18' 15" East 865.54 feet to a point on the east line of Land Lot 679; running thence South 0° 51' 20" West 61.01 feet along the east line of Land Lot 679 to a point; running thence South 2° 8' 28" West along said land lot line 468.26 feet to the point of beginning.