

BY-LAWS
OF
WOLF CREEK HOMEOWNERS ASSOCIATION, INC

EXHIBIT "B"

BY-LAWS

ARTICLE I

NAME AND LOCATION

The name of the association is Wolf Creek Homeowners Association, Inc. (hereinafter referred to as the "Association"). The principal office of the Association (until otherwise designated by the Board) (as hereinafter defined) shall be located at 1505 Lakes Parkway, Suite 19 0, Lawrenceville, Georgia 3 0 043, but meetings of Members and directors may be held at such other places within the State of Georgia, as may be designated by the Board.

ARTICLE II

DEFINITIONS

Unless otherwise set forth herein, the terms used in these By-Laws shall have the same meanings ascribed to such terms as set forth in the Declaration of Covenants, Restrictions, and Easements for Wolf Creek, dated as of May 20, 1999, which has been executed by Wolf Creek Partners, LLC, a Georgia limited liability company, with respect to a community known as Wolf Creek, and is to be executed by a duly authorized officer of the Association, and is to be filed for record in the office of the Clerk of the Superior Court of Gwinnett County, Georgia, as such Declaration may be amended from time to time, and which Declaration is incorporated herein by reference.

ARTICLE III

MEETINGS

3.1 Annual Meeting of Members: The regular annual meeting of the Members shall be held not later than six (6) months past the end of the fiscal year of the Association, on a date (which is not a legal holiday) and at such place within the State of Georgia, as shall be designated in the call of meeting pursuant to Section 3.3 below. If no such date is designated, the annual meeting shall be held on the third Monday in March, if not a legal holiday, and if a legal holiday, then on the next business day succeeding. The Members shall at such annual meeting elect a Board for the ensuing year, in the manner provided in Article IV hereof, and shall have authority to transact any and all business which may be brought before such meeting.

3.2 Special Meeting of Members: Special meetings of Members shall be held at such place within the State of Georgia as shall be designated in the call of the meeting. Special meetingc may be called by the President at any time and must be called by the

President when so requested in writing by any two (2) directors or by twenty-five (25%) percent of the Class A Membership.

3.3 Notice of Meetings: Written notice of the place, date, and time of every annual or special meeting of Members shall be mailed to each Member, at least fifteen (15) days before such meeting. Each Member shall register his address with the Association, and notices of meetings shall be mailed to him at such address, and if no such address has been registered, at the last-known address of the Member. If for a special meeting, such notice shall state the purposes or objects of the meeting. It shall not be necessary that notice of an annual meeting specify the business to be transacted at such meeting, but such notice shall specify the number of directors to be elected at such annual meeting.

3.4 Quorum: Unless otherwise provided in the Declaration, a quorum at any meeting of Members, whether annual or special, shall consist of the presence at such meeting, in person or by proxy, of Members entitled to cast one tenth (1/10) of the votes of each Class of Membership. Unless otherwise provided in the Articles of Incorporation of the Association, or in the Declaration, or in these By-Laws, a majority of the votes entitled to be cast by all Members present at a meeting shall be necessary and sufficient to decide and act upon any question which shall come before the meeting. No business shall be transacted at any meeting unless a quorum is present.

3.5 Voting: Voting rights of Members shall be as set forth in the Declaration. Where any Member is a group or entity other than one individual person, the vote on behalf of such Member shall be exercised only by such individual person as shall be designated in a proxy instrument duly executed by or on behalf of such Member, and delivered to the Secretary of the Association.

ARTICLE IV

DIRECTORS

4.1 Number: The affairs of this Association shall be managed by an initial Board of one (1) director, who does need not to be a Member of the Association, and who shall be appointed and removed in accordance with Section 3.08 of the Declaration until the date specified in Section 3.08 of the Declaration. Once the control of the Association passes to the Class A Members as provided in the Declaration, the affairs of the Association shall be managed by a Board of not less than three (3) nor more than nine (9) directors. Once the control of the Association passes to the Class A Members, the exact number of directors shall be determined, and may be changed from time to time, by a vote of the Members at any meeting of the Members at which a quorum is present.

4.2 Term of Office: At the first annual meeting after control of the Association has passed to the Class A Membership, the Members shall elect the directors to serve one (1) year terms.

Thereafter, successor directors shall be elected for one (1) year terms. All directors shall hold office until their successors have been elected.

4.3 Removal: Once the control of the Association passes to the Class A Members as provided in the Declaration, any director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. In the event of the death, resignation, or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

4.4 Compensation: No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his reasonable actual expenses incurred in the performance of his duties.

4.5 Action Taken Without a Meeting: The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

4.6 Nomination: Nomination for elected members to the Board shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

4.7 Election: Election to the Board shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

4.8 Regular Meetings of Directors: Regular meetings of the Board shall be held quarterly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should such meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

4.9 Special Meetings of Directors: Special meetings of the Board shall be held at such place within the State of Georgia as shall be designated in the call of such meetings. Special meetings of the Board may be called by the President at any time in his

discretion, and must be called by the President whenever so requested in writing by two (2) members of the Board.

4.10 Notice of Meetings: Notices of special meetings of the Board shall be given by the President or the Secretary to each member of the Board, not less than three (3) days before the time at which such meetings are to convene. Said notices may be given by telephone, or by any other form of written or verbal communication. It shall not be necessary for notices of special meetings of the Board to state the purposes or objects of the meetings. The Directors may waive notice of any meeting.

4.11 Quorum; A quorum at any meeting of the Board shall consist of a majority of the members of the Board. Unless otherwise provided in the Articles of Incorporation of the Association, or in these By-Laws, or in the Declaration, a majority of those present at any meeting at which a quorum is present may decide all questions which may come before the meeting.

4.12 Powers; The Board shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Common Property and facilities, and the personal conduct of the Members and their guests thereon, and establish penalties for the infraction thereof;
- (b) suspend the voting rights and right to use of any recreational facilities of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association; such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;
- (c) exercise for the Association all powers, duties, and authority vested in or delegated to the Association and not reserved to the Membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;
- (d) declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board; and
- (e) employ, retain, dismiss, and replace agents and employees to exercise and discharge the powers and responsibilities of the Association, the Board, and the officers of the Association.

4.13 Duties: It shall be the duty of the Board to:

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one fourth (1/4) of the Class A Members who are entitled to vote;
- (b) supervise all officers, agents, and employees of the Association, and see that their duties are properly performed;
- (c) as more fully provided in the Declaration:
 - (1) fix the amount of the annual assessment against each Lot at least fifteen (15) days in advance of each annual assessment period;
 - (2) send written notice of each assessment to every Owner subject thereto at least fifteen (15) days in advance of each annual assessment period; and
 - (3) foreclose the lien against any property for which assessments are not paid within fifteen (15) days after due date or bring an action at law against the Owner or Owners personally obligated to pay the same;
- (d) issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid; a reasonable charge may be made by the Board or the management company employed by the Association for the issuance of these certificates; if a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (e) procure and maintain adequate insurance on property owned by the Association, as provided in Article XI of the Declaration; and
- (f) cause the Association to carry out all of its duties and obligations under the Declaration.

ARTICLE V OFFICERS AND

THEIR DUTIES

5.1 Enumeration of Officers; The officers of the Association shall be a President and Vice-President, who shall at all times be

members of the Board, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

5.2 Election of Officers; The election of officers shall take place at the first meeting of the Board following each annual meeting of the Members.

5.3 Term; The officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or be removed, or otherwise be disqualified to serve.

5.4 Special Appointments; The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

5.5 Resignation and Removal; Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

5.6 Vacancies; A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

5.7 Multiple Offices; The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 5.4 of this Article.

5.8 Duties; The duties of the officers are as follows:

- (a) **President;** The President shall preside at all meetings of the Members and of the Board; shall see that orders and resolutions of the Board are carried out; shall execute all leases, mortgages, deeds, promissory notes, and other written instruments on behalf of the Association.
- (b) **Vice-President;** The Vice-President shall act in the place and stead of the President in the event of his absence, or his inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.
- (c) **secretary;** The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members;

shall keep the corporate seal of the Association and affix it on all papers requiring said seal; shall serve notice of meetings of the Board and of the Members; shall keep appropriate current records showing the Members of the Association, together with their addresses; and shall perform such other duties as required by the Board.

- (d) **Treasurer:** The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; shall sign all checks and promissory notes on behalf of the Association; shall keep proper books of account; shall, after control of the Association has passed to the Class A Membership, cause an annual review of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the Membership at its regular annual meeting, and shall deliver a copy of each to the Members; provided, however, that any management company employed by the Association may be authorized to sign checks, without the signature of the Treasurer.

ARTICLE VI

SEAL

6.1 Corporate Seal: The corporate seal of the Association shall be in the following form, to-wit:

and the seal in such form is hereby adopted as the corporate seal of the Association.

ARTICLE VII

MISCELLANEOUS

7.1 The Declaration: All provisions contained in the Declaration with regard to rights, powers, and duties of the Association, the Members thereof (including, without limitation, classes of Members and qualifications and rights of the members of each class), and the Board thereof, are hereby incorporated into these By-Laws by this reference, with the same effect as if such provisions were fully set forth herein.

7.2 Committees; The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board shall appoint other committees as deemed appropriate in carrying out its purposes.

7.3 Books and Records; The books and records of the Association shall at all times, during reasonable business hours, be open for inspection by any Member of the Association and any institutional holder, insurer or guarantor of a first mortgage.

7.4 Indemnification; The Association shall indemnify any person made a party to any action, suit, or proceeding, whether civil or criminal, by reason of the fact that he, his testator, or intestate, is or was a director, officer, or employee of the Association, against the reasonable expenses, including attorneys' fees, actually and reasonably incurred by him in connection with the defense of the action, suit, or proceeding or in connection with any appeal in it. This right of indemnification shall not apply in relation to matters as to which the director, officer, or employee shall be adjudged in the action, suit, or proceeding to be liable for negligence or misconduct in the performance of any duty to the Association. The right to indemnification conferred by this Section shall not restrict the power of the Association to make any other indemnification permitted by law.

7.5 Fiscal Year; The fiscal year of the Association shall be determined by resolution of the Board. In the absence of such a resolution, the fiscal year shall be the calendar year.

7.6 Parliamentary Rules; Robert's Rules of Order (current edition) shall govern the conduct of all Association proceedings, when not in conflict with Georgia law, the Articles of Incorporation, the Declaration, these By-Laws, or a ruling made by the person presiding over the proceeding.

7.7 Conflicts; If there are conflicts or inconsistencies between the provisions of Georgia law, the Declaration, the Articles of Incorporation, or these By-Laws, then the provisions of Georgia law, the Declaration, the Articles of Incorporation, and these By-Laws (in that order) shall prevail.

7.8 Notices; Unless otherwise specified in the Declaration or these By-Laws, all notices, demands, bills, statements, or other communications required or permitted to be sent under the Declaration or these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by first class mail, postage prepaid:

- (a) if to a Member, at the address which the Member has registered in writing and filed with the Secretary or, if no such address has been registered, at the last-known address of the Member; or

- (b) if to the Association, the Board, or the managing agent, at the principal office of the Association or the managing agent, if any, or at such other address as shall be designated by notice in writing to the Members.

If there are multiple Owners of a single piece of property, notice to one (1) shall be deemed to be notice to all.

7.9 Amendment: The provisions of the Declaration applicable to amendment of that instrument shall apply to any amendment to these By-Laws.

7.10 Fining Procedure; The Board shall not impose a fine (a late charge shall not constitute a fine) unless and until the following procedure is followed:

- (a) **Demand:** Written demand to cease and desist from an alleged violation shall be served upon the alleged violator specifying:

- (i) the alleged violation;
- (ii) the action required to abate the violation; and
- (iii) a time period, not less than ten (10) days, during which the violation may be abated without further sanction, if such violation is a continuing one, or a statement that any further violation of the same rule may result in the imposition of a fine, if the violation is not a continuing one; the Board or its designee may demand immediate abatement in such circumstances which, in the Board's determination, pose a danger to safety or property.

- (b) **Notices:** Within twelve (12) months of such demand, if the violation continues past the period allowed in the demand for abatement without penalty, or if the same rule is subsequently violated, the Board may, upon notice, impose a fine. The notice shall state:

- (i) the nature of the alleged violation;
- (ii) that the alleged violator may, within ten (10) days from the date of the notice, request a hearing regarding the fine;

(iii) that any statement, evidence, and witnesses may be produced by the alleged violator at the hearing; and

(iv) that all rights to have the fine reconsidered are waived if a hearing is not requested within ten (10) days of the date of the notice.

(c) **Hearing;** If a hearing is requested, it shall be held before the Board in executive session, and the alleged violator shall be given a reasonable opportunity to be heard. The minutes of the meeting shall contain a written statement of the results of the hearing.

(d) **Enforcement;** The Board shall be entitled to enforce the collection of all fines and the abatement of all continuing violations by all means permitted under the Declaration or by Georgia law.

AFTER RECORDATION. PLEASE RETURN THIS INSTRUMENT TO:

Henry M. Feinstein Attorney At
Law Six North Parkway Square
4200 Northside Parkway, N.W.
Atlanta, Georgia 30327-3054

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the /£#? day of February, 2 001, between WOLF CREEK PARTNERS, LLC, a Georgia limited liability company, (herein called "Grantor") and WOLF CREEK HOMEOWNERS ASSOCIATION, INC., a Georgia corporation (herein called "Grantee").

W I T N E S S E T H:

That, Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid at and befox~e the sealing and delivery of these presents, the receipt, sufficiency, and adequacy of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee all that tract or parcel of land described on Exhibit "A", attached hereto and incorporated herein by reference.

This Deed and the warranty of title contained herein are made expressly subject and subordinate to the following items:

1. All taxes and assessments not yet due and payable;
2. Applicable zoning ordinances and other restrictions and regulations imposed by governmental authorities;

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All of the terms, conditions, provisions, rights, privileges, obligations, easements, and liens set forth and contained in that certain Declaration of Covenants, Restrictions, and Easements for Wolf Creek, dated as of May 20, 1999, and recorded in Deed Book 18821, page 0007, Gwinnett County, Georgia records (the "Declaration");

- 4 All matters which would be disclosed by an accurate survey and inspection of the property; and
- 5 All covenants, terms, provisions, conditions, restrictions, reservations, agreements, limitations, and easements of record which affect the property.

Grantee hereby accepts the above-described property as Common Property to be held pursuant to the terms of the Declaration.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, IN FEE SIMPLE.

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through, or under Grantor.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, personal representatives, successors and assigns where the context requires or permits.)

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

Signed, sealed, and delivered
in the presence of:

Inofficial Witness


Sandra C.

WOLF CREEK PARTNERS, LLC
BY:

 (SEAL)

Operating Manager

ACCEPTANCE

Grantee, by the execution hereof, acknowledges and agrees that the Grantee hereby accepts the above-described property as Common Property under the Declaration.

IN WITNESS WHEREOF, Grantee, acting through its duly authorized Officer, has caused this instrument to be executed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Sandra
Unofficial Witness

Notary Public

Notarial Execution Date: , . ' _____

My Commission Expires. - / - ,

\-- :[AFFIX NOTARIAL SEAL]

WOLF CREEK HOMEOWNERS
INC

BY: [Signature]
RODDY STURDIVANT,

ASSOCIATION

President

[AFFIX CORPORATE SEAL-f _... . . . , # '\

EXHIBIT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 267 of the 5th District, Gwinnett County, Georgia, and being Lot 153 of Block "A" of Wolf Creek, Unit 3, as per plat prepared by McFarland-Dyer & Associates, Inc. (J. Chris Whitley, Georgia Registered Land Surveyor No. 2672), recorded in Plat Book €%, Page ff\$, Gwinnett County, Georgia records, which plat is hereby referred to and made a part hereof.

AFTER RECORDATION. PLEASE RETURN THIS INSTRUMENT TO:

Henry M. Feinstein Attorney At Law
Six North Parkway Square 4200
Northside Parkway. N.w. Atlanta.
Georgia 30327-3054

STATE OF GEORGIA
COUNTY OF GWINNETT

**SECOND AMENDMENT TO DECLARATION OF
COVENANTS, RESTRICTIONS, AND EASEMENTS
FOR WOLF CREEK**

[Original Declaration Recorded in Deed Book 18821,
Page 0007, Gwinnett County, Georgia, Records]

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR WOLF CREEK, is made as of the 17th day of February, 2001, by WOLF CREEK PARTNERS, LLC, a Georgia limited liability company (hereinafter referred to as "Declarant").

WITNES SETH THAT:

WHEREAS, on July 19, 1999, Declarant filed that certain Declaration of Covenants, Restrictions, and Easements for Wolf Creek, recorded in Deed Book 18821, page 0007, Gwinnett County, Georgia records (hereinafter referred to as the "Declaration"); and

WHEREAS, Declarant desires to subject to the provisions of the Declaration the real property described in Exhibit "A" attached hereto and incorporated herein by reference, which property may be submitted to the Declaration by the Declarant; and

WHEREAS, Article IX, Section 9.02, of the Declaration provides that the Declarant, acting alone, may amend the Declaration for any purpose, provided such amendment does not materially alter or change any Owner's right to the use and enjoyment of such Owner's Lot or of the Common Property, such amendment does not adversely affect the title to any Lot, and such amendment does not materially and adversely affect the security title and interest of any mortgagee; and

WHEREAS, Declarant desires to amend the Declaration; and

WHEREAS, none of the provisions and amendments to the Declarations set forth herein materially alters or changes any Owner's right to the use and enjoyment of such Owner's Lot or of the Common Property, or adversely affects the title to any Lot, or materially alters or affects the security title and interest of any mortgagee;

NOW, THEREFORE, pursuant to the powers retained by the Declarant under the terms of the Declaration, the Declarant hereby modifies and amends the Declaration as follows:

1. Pursuant to the powers retained by the Declarant under Article X, Section 10.01, of the Declaration, and in accordance with the provisions of that section, Declarant subjects all those tracts or parcels of land described in Exhibit "A" attached hereto to the provisions of the Declaration. The Declarant hereby declares that all the real property described in Exhibit "A" attached hereto shall be held, sold, and conveyed subject to the Declaration, and that the covenants, restrictions, and easements set forth in the Declaration shall run with the title to said property, and shall be binding upon all parties having or acquiring any right, title, or interest in said property or any part thereof, and shall, subject to the limitations provided in the Declaration, inure to the benefit of each Owner, his heirs, grantees, devisees, successors and assigns and to the benefit of the Association.
2. Section 9.01 of the Declaration is hereby modified and amending by inserting the following provision at the end of Section 9.01:

"and by the Gwinnett County Board of Commissioners."

IN WITNESS WHEREOF, the Declarant has caused this Second Amendment to Declaration to be duly executed and sealed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

San San Clinton

WOLF CREEK PARTNERS, LLC

BY:  (SEAL)
§ RDIVANT.

EXHIBIT "A"

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in Land Lot 267 of the 5th District, Gwinnett County, Georgia, and being Lots 4 and 5 of Block "C", Lots 4 through 8 of Block "D", Lots 1 through 17 of Block "E" , and Lot 153 of Block "A" of Wolf Creek, Unit 3, as per plat, prepared by McFarland-Dyer & Associates, Inc. (J. Chris Whitley, Georgia Registered Land Surveyor No. 2672), recorded in Plat Book \$% , Page 8g , Gwinnett County, Georgia records, which plat is hereby referred to and made a part hereof.

STATE OF GEORGIA

Please cross-reference to Declaration: Book 1SS21
Page 0007

COUNTY OF GWINNETT

**THIRD AMENDMENT TO THE DECLARATION OF
COVENANTS, RESTRICTIONS, AND EASEMENTS
FOR WOLF CREEK**

Annexing Unit 4

THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR WOLF CREEK, is made as of the ^Q^lay of November, 2001 by WOLF CREEK PARTNERS, L.L.C, a Georgia limited liability company ("Declarant").

WITNESSETH

WHEREAS, on July 19 1999, Declarant filed that certain Declaration of Covenants, Restrictions, and Easements for Wolf Creek which was recorded at Deed Book 18821, page 0007 in the Gwinnett County, Georgia Records ("Declaration"); and

WHEREAS, pursuant to Section' 10.01 of the Declaration, until May 1, 2006, any additional real property may be annexed to the Property (as defined in the Declaration) by the Declarant without the consent of the Class A Members (as defined in the Declaration); and

WHEREAS, such annexation may be accomplished by filing an amendment to the Declaration which shall be executed by the Declarant and consented to by the owners of the real property to be annexed if any portion of the real property is owned by someone other than Declarant; and

WHEREAS, Declarant desires to subject the real property described in the attached Exhibit "A" to the provisions of the Declaration and the jurisdiction of the Wolf Creek-Homeowners Association, Inc. ("Association"); and

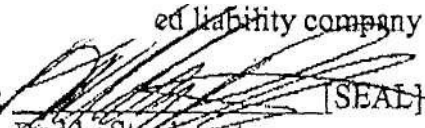
WHEREAS, Declarant is the owner of the property described on Exhibit "A."

NOW, THEREFORE, pursuant to the powers retained by Declarant under Section .10.01 of the Declaration, Declarant subjects all those tracts or parcels of land described in the attached Exhibit "A" to the provisions of the Declaration and the jurisdiction of the Association. Declarant hereby declares that all such real property shall be held, sold, and conveyed subject to

the Declaration, and that the covenants, restrictions, and easements set forth in the Declaration shall run with the title to such property and shall be binding upon all parties having or acquiring any right, title, or interest in such property or any part thereof, and shall, subject to the limitations provided in the Declaration, inure to the benefit of each Owner, his or her heirs, grantees, devisees, successors, and assigns and to the benefit of the Association.

IN WITNESS WHEREOF, Declarant has caused this Third Amendment to be duly executed and sealed as of the day and year first above written.

DECLARANT:

ed liability company
By:  [SEAL]
Roddy Sturdivant,
Operating Manager

Signed, sealed, and delivered on this
day of _____, 2001 in the presence
of;



Wolf Creek Unit 4-A - 24.606 Acres

EXHIBIT "A" LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 267 of the 5^m District, Gwinnett County, Georgia containing 24.606 acres and shown as Wolf Creek Unit 4-A according to that certain final plat of survey for Wolfcreek Partners, LLC, prepared by McFarland, Dyer & Associates, Inc. by J. Chris Whitley (Georgia Registered Land Surveyor No. 2672), dated October 12, 2001 and recorded at Plat Book, Gwinnett County records, and being more particularly described according to said plat as follows:

To find the TRUE PLACE OR POINT OF BEGINNING, begin at the intersection of the southeasterly right-of-way line of Alcovy Road (80' R/W) with the southwesterly right-of-way line of West Drowning Creek Road (f/k/a Old Harbin-Lawrenceville Road) (60' R/W), run thence along the aforesaid right-of-way line of West Drowning Creek Road South 81 degrees 34 minutes 19 seconds **East** a distance of 94.22 feet to a point; continue thence along the aforesaid right-of-way line along the arc of a curve an arc distance of 304.22 feet to a point, said arc having a radius of 2000.00 feet and being subtended by a chord bearing and distance of South 85 degrees 55 minutes 47 seconds East 303.93 feet; continue thence along the aforesaid right-of-way line North 89 degrees 42 minutes 45 seconds East a distance of 72.01 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING

From the TRUE PLACE OR POINT OF BEGINNING as thus established, leaving the aforesaid right-of-way line, run thence South 00 degrees 44 minutes 00 seconds East a distance of 157.68 feet to a point located on the northerly right-of-way line of Mitford Court (50' R/W); run thence along the aforesaid right-of-way line of Mitford Court along the arc of a curve to the left an arc distance of 79.39 feet to a point, said arc having a radius of 50.00 feet and being subtended by a chord bearing and distance of South 74 degrees 09 minutes 59 seconds West 71.31 feet; leaving the aforesaid right-of-way line, run thence South 89 degrees 16 minutes 00 seconds West a distance of 184.90 feet to a point; run thence South 01 degrees 31 minutes 14 seconds East a distance of **440.44** feet to a point; run thence South 31 degrees 45 minutes 39 seconds East a distance of 83.94 feet to a point located on the aforesaid right-of-way line of Mitford Court; run thence along the aforesaid right-of-way line South 72 degrees 06 minutes 39 seconds West a distance of 98.39 feet to a point; leaving the aforesaid right-of-way line and crossing Mitford Court, run thence South 17 degrees 51 minutes 32 seconds East a distance of 50.00 feet to a point located on the southwesterly right-of-way line of the aforesaid Mitford Court; run thence along the aforesaid right-of-way line North 72 degrees 08 minutes 28 seconds East a distance of

'93.55 feet to a point; leaving the aforesaid right-of-way line, run thence South 18 degrees 15 minutes 31 seconds East a distance of 150.00 feet to a point; run thence North 72 degrees 08 minutes 21 seconds East a distance of 47.45 feet to a point; run thence South 45 degrees 46 minutes 56 seconds East a distance of 204.84 feet to a point; run thence South 46 degrees 28 minutes 04 seconds East a distance of 319.11 feet to a point located on the northwesterly right-of-way line of Mitford Lane (50' R/W); run thence along the aforesaid right-of-way line South 33 degrees 08 minutes 29 seconds West a distance of 9.61 feet to a point; continue thence along the aforesaid right-of-way line along the arc of a curve to the left an arc distance of 56.05 feet to a point, said arc having a radius of 325.00 feet and being subtended by a chord bearing and distance of South 28 degrees 12 minutes 03 seconds West 55.98 feet; leaving the aforesaid right-of-way line, run thence across Mitford Lane South 66 degrees 44 minutes 23 seconds East a distance of 301.22 feet to a point; run thence North 04 degrees 13 minutes 41 seconds East a distance of 114.85 feet to a point; run thence North 31 degrees 45 minutes 48 seconds East a distance of 100.03 feet to a point; run thence North 28 degrees 55 minutes 21 seconds East a distance of 100.26 feet to a point; run thence North 29 degrees 54 minutes 16 seconds East a distance of 300.48 feet to a point; run thence North 30 degrees 41 minutes 06 seconds East a distance of 100.09 feet to a point; run thence North 28 degrees 53 minutes 03 seconds East a distance of 102.80 feet to a point; run thence North 39 degrees 53 minutes 34 seconds East a distance of 143.35 feet to a point; run thence North 42 degrees 54 minutes 12 seconds East a distance of 22.79 feet to a point; run thence North 14 degrees 29 minutes 24 seconds West a distance of 240.42 feet to a point; run thence North 14 degrees 29 minutes 24 seconds West a distance of 132.97 feet to a point located on the southeasterly right-of-way line of the aforesaid Mitford Lane; leaving the aforesaid right-of-way line, run thence across Mitford Lane North 76 degrees 02 minutes 30 seconds East a distance of 51.20 feet to a point located on the aforesaid northwesterly right-of-way line of Mitford Lane; run thence South 88 degrees 28 minutes 46 seconds West a distance of 120.00 feet to a point; run thence South 38 degrees 18 minutes 18 seconds West a distance of 118.13 feet to a point; run thence North 19 degrees 36 minutes 44 seconds East a distance of 73.64 feet to a point; run thence North 01 degrees 31 minutes 14 seconds West a distance of 375.39 feet to a point located on the aforesaid right-of-way line of West Drowning Creek Road; run thence along the aforesaid right-of-way line South 84 degrees 08 minutes 00 seconds West a distance of 80.40 feet to a point; run thence South 89 degrees 15 minutes 56 seconds West a distance 447.77 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING.