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Putnam County, GA

**CROSS REFERENCE TO:**  
Putnam County Deed Book 144, Page 87  
Putnam County Plat Book 18, Page 190

**AFTER RECORDING, RETURN TO:**  
Kristine R. Moore Tarrer, LLC  
1129 Lake Oconee Parkway, Ste 105  
Eatonton, GA 31024  
Waters Edge

**ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS,  
AND RESTRICTIONS FOR WATERS EDGE**

THIS ELEVENTH AMENDMENT TO THE DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS FOR WATERS EDGE (herein called the "Eleventh Amendment") is made this 15 day of March, 2023 by Reynolds Development Company, a Georgia Corporation, under Declarants rights, as well as having an equal number of votes cumulatively held by all Members plus one, along with a vote taken by the Members taken at a duly called meeting of the Members on the 29th day of January, 2023, wherein a quorum having been present with sixty-three in attendance, in person and by proxy and upon motion having been made in support of this Eleventh Amendment resulting in a total combined affirmative vote of over ninety-six percent.

WHEREAS, Reynolds Development Company, a Georgia corporation (hereinafter referred to as "Company") caused a Declaration of Covenants, Easements and Restrictions for Waters Edge (hereinafter referred to as the "Declaration") executed on August 29, 1994, and recorded in Deed Book 144, Page 87, in the Office of the Clerk of the Superior Court of Putnam County, Georgia as amended by the first amendment dated February 14, 1996, recorded in Deed Book 194, Page 40, aforesaid Clerk's Office; as amended by second amendment dated February 27, 1997, recorded in Deed Book 238, Page 248, aforesaid Clerk's Office; as amended by the third amendment dated August 13, 1997, recorded in Deed Book 247, Page 594, aforesaid Clerk's Office; as amended by the fourth amendment dated February 2, 1998, recorded in Deed Book 257, Page 48, aforesaid Clerk's Office; as amended by the fifth amendment dated March 5, 1998, recorded in Deed Book 257, Page 696, aforesaid Clerk's Office; as amended by the sixth amendment dated May 3, 2000, recorded in Deed Book 310, Page 245, aforesaid Clerk's Office; as amended by the seventh amendment dated November 30, 2000, recorded in Deed Book 322, Page 449, aforesaid Clerk's Office; as amended by the eight amendment dated March 23, 2004, recorded in Deed Book 454, Page 748-751, aforesaid Clerk's Office; as amended by the ninth amendment dated May 16, 2005, recorded in Deed Book 503, Page 539-542, aforesaid Clerk's Office; as amended by the tenth amendment dated May 3<sup>rd</sup>, 2017, recorded in Deed Book 890, Page 448-452, aforesaid Clerk's Office and

WHEREAS, Page 15, Article 6, Section 1 provides that the Declarations may be amended at any time provided that a majority of the votes cast at a duly called meeting of the Association vote in favor of the proposal. If proposed amendment to the Declaration is approved

by the members as set forth above, the President or Secretary of the Association shall execute an amendment to the Declaration.

WHEREAS, Page 10, Article 3, Section 2 provides the Company shall have the same number of votes as are cumulatively held by all members plus one,

WHEREAS, following O.C.G.A. §44-3-226(a)(1) the affirmative vote in support of this Amendment exceeds the statutory requirements, as well as the requirements of these Declarations. Therefore, this Eleventh Amendment shall be applicable to any and all Owners whether purchasing prior to this Amendment or subsequent.

WHEREAS, the subdivision was made subject to the Property Owners Association Act by the Declarant in the Declarations allowing the affirmative vote of two-thirds of the votes in the association pertain or such larger if required by the Declarations.

WHEREAS, attached hereto as "Exhibit "A" and incorporated herein is the sworn statement of the Secretary of the Association which sworn statement states unequivocally that; (i) the affirmative vote in excess of ninety-three percent was obtained by in person or by proxy vote of the Members; (ii) that such votes were lawfully obtained; and (iii) any notices required by the Declaration, Bylaws and Georgia law were given; and (iv) that the Company further, voted in support of this Eleventh Amendment making said result a total affirmative vote of ninety-six percent.

NOW THEREFORE, pursuant to the powers and voting rights retained by Company and by a ninety-three percent affirmative vote by the Members under the Declaration, and in accordance with the provisions thereof, Company hereby amends the Declarations as follows:

1. For clarification purposes pursuant to Article 2 Section 3 "Restrictions on Use". the existing language states, to wit;

"any Lot or Dwelling Unit shall be used for residential purposes, except as permitted herein. At no time shall any Lot be used for or converted to any business, commercial or other non-residential use whatsoever. However, the renting of a unit by an Owner for residential type uses shall not be deemed a commercial purpose, provided, however, that such right as contained herein shall subject the occupants to the terms and conditions of these Declarations and shall not relieve the Owner from his obligations hereunder."

Said terminology was referring to long term rental of units to individuals that would reside in said units for a lengthy period of time. This did not contemplate or apply to renting Dwelling Units on a transient or short-term, i.e., weekend or weekly basis. Therefore, to clarify hereafter "commercial" use shall include renting any Dwelling Unit on a Short-term basis, as hereafter defined. An Owner using a Dwelling Unit as an accommodation for transient guests in exchange for compensation or any consideration, for a period not to exceed thirty consecutive days shall be considered a Short-Term Rental or Short-Term Vacation Rental, use.

2. As further clarification, in order to protect the equity of the Owners and preserve the character of the subdivision as a residential development the use of a Dwelling Unit shall continue to be solely for residential purposes. Hereafter, said Short-Term Rental use shall be prohibited, except for those Owners identified on the attached "Exhibit B". Upon the

conveyance in any manner, including, but not limited to, by deed, assignment, transfer or other form of a Lot or Dwelling Unit by any Owner listed on the attached "Exhibit B" shall be restricted from using said Lot or Dwelling Unit for any type of Short-Term or Short-Term Vacation purpose in any manner whatsoever. Transfers made for estate planning purposes for no consideration to a Trust or to add family names to the Lots or Dwelling Units shall be exempt so long as said transfer is not made to circumvent this restriction, i.e. conveying said Dwelling Unit for consideration or release of a debt. Further, transfers for liability protection to an entity shall also be exempt only in the event the current title holders are the sole principal owners, members, shareholders or partners of the entity and again said conveyance is without consideration to Owners. This is to be narrowly construed and documentation of said transfers shall be provided.

3. Notwithstanding the above, the Board of Directors may grant exceptions and allow Short-Term Rentals on a very narrow and limited basis being (i) death of an Owner whereby the Estate is unable to sell or convey the Lot or Dwelling Unit within six months from date placed on the market at a price below the current appraised market value; (ii) Owner is required to relocate outside the State of Georgia and is unable after having made reasonable efforts to long term rent, sell or convey the Lot or Dwelling Unit within six months from date placed on the market at a price below the current appraised market value; (iii) the nature of the hardship is such that to deny would cause severe harm not only the Owner but the community and said hardship was not brought on or created by the actions of the Owner. The granting of an exception shall be for a specific term not to exceed one (1) year.

4. Board of Directors shall have the authority to establish rules and regulations and enforce rules and regulations regarding the management of Short-Term Rental of Dwelling Units. This shall include, but not be limited to, establishing insurance requirements, assessing fees for management and enforcement of the rules and regulations, minimum onsite response requirement, establishing gate use procedures and fees for non-Owners access, limitations of number of renting guests, occupants and/or renting guests' visitors, noise restrictions, levy and collect fines for non-compliance and revocation of Short-Term Rental use rights.

5. These Amendments were a joint action of the Company and the Association. The Company retains its prior authority to unilaterally amend the Declaration without the consent or approval of the Association under the Declaration, Page 16, Article 6, Section 1, as may be applicable or to choose joint action of the Association, therefore, Company does not waive any authority to unilaterally amend the Declaration without the consent or approval of the Association.

6. This Eleventh Amendment shall be effective upon being record in the records of the Clerk of Superior Court of Putnam County, Georgia.

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

[Signatures on the following page]

IN WITNESS WHEREOF, the Company and the Board of Directors have caused this Eleventh Amendment of the Declaration of Covenants, Easements and Restrictions for Waters Edge to be executed this 1<sup>st</sup> day of March, 2023.

Signed, sealed and delivered  
in the presence of:

Amy Zwick  
Unofficial Witness

Rebecca L. Morris  
Notary Public

AFFIX NOTARY SEAL

Reynolds Development Company,  
a Georgia corporation

By: Harold R. Reynolds  
Harold R. Reynolds, President

AFFIX CORPORATE SEAL

IN WITNESS WHEREOF, the Association approves of this Eleventh Amendment of the Declaration of Covenants, Easements and Restrictions for Waters Edge to be executed this 1 day of March, 2023.

Signed, sealed and delivered  
in the presence of:

Jo Shurt  
Unofficial Witness

Kristine R. Moore  
Notary Public

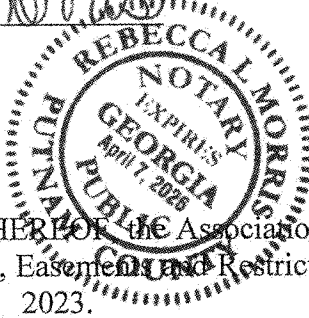
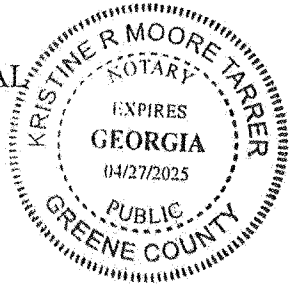
AFFIX NOTARY SEAL

Waters Edge Owner's Association, Inc.

By: Stephen C. Reeder  
Stephen C. Reeder, President

By: Maggie H. Shiver  
Maggie H. Shiver, Secretary

AFFIX SEAL



**EXHIBIT A**

Sworn Statement of Secretary of Waters Edge Owners Association, Inc.

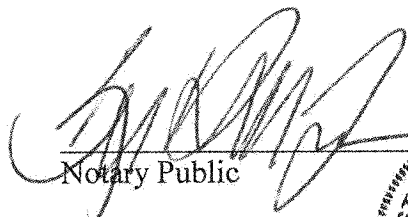
STATE OF GEORGIA  
COUNTY OF PUTNAM

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

1. Deponent is the Secretary of the Wates Edge Owners Association, Inc.
2. Deponent is duly qualified and authorized by the Board of Directors to make this Sworn Statement and knows the facts contained herein are of her own personal knowledge.
3. Notices were sent in accordance with the Bylaws of an Owners/Members of the Association meeting on January 29<sup>th</sup>, 2023.
4. There was a quorum held present.
5. The consent of ninety-three percent of the total eligible to vote of the Members of the Association was lawfully obtained in support of the Board of Directors motion to create this Eleventh Amendment.
6. The Company, represented by Harold R. Reynolds, President, has exercised the Company's votes affirmatively for this Amendment resulting in ninety-six percent of the eligible vote in support.
7. Deponent makes this Sworn Statement pursuant to O.C.G.A. § 44-3-93.

This 1 day of March, 2023.

Waters Edge Owner's Association, Inc.

  
Notary Public

AFFIX NOTARY SEAL



By:   
Maggie H. Shiver, Secretary

AFFIX SEAL

EXHIBIT B

Waters Edge Homeowners as of February 28, 2023

Lot #	Putnam County Deed Records Owners	WE Street Address	City, State, Zip
50	SHA-CAS INC.	118 Waters Edge Ln	Eatonton, GA 31024
5	BENJAMIN LOUIS K & PAULA R	127 Blue Heron Dr.	Eatonton, GA 31024
U	BENNETT GREGORY D & CHRISTINE N	172 Blue Heron Dr.	Eatonton, GA 31024
11	MAGNOLIA GALLERY, LLC C/O ALICIA CLIFTON	Waters Edge Dr	Eatonton, GA 31024
Z	BRADFORD H M JR	162 Blue Heron Dr.	Eatonton, GA 31024
114	BRAHN DIANNE	Waters Edge Dr	Eatonton, GA 31024
115	BRAHN DIANNE		
KLS1	BRANCH LAUREN A	222 Waters Edge Dr.	Eatonton, GA 31024
KLS2	BRANCH LAUREN A		
42	BRANTLEY CHARLES R & LYNN T	102 Waters Edge Lane	Eatonton, GA 31024
O	BRUMMOND ROGER J & PAMELA S TRUSTEES	165 Blue Heron Dr.	Eatonton, GA 31024
116	CANNON SCOTT D	105 Walking Horse Lane	Eatonton, GA 31024
203	CANNON JOHN N	Waters Edge Dr	Eatonton, GA 31024
108	CHEEK JASON M & TAMERA E	100 Walking Horse Ln.	Eatonton, GA 31024
15	CHRISTOPHEL RICKY & CONNIE LIVING TRUST	105 Blue Heron Dr.	Eatonton, GA 31024
23	CORY JUDITH A	156 Waters Edge Dr.	Eatonton, GA 31024
10	COSENZA NANCY & STAN SCHUBEL JR	Blue Heron Dr.	Eatonton, GA 31024
100A	CROWE BRIAN WILLIAM	113 Waters Edge Dr.	Eatonton, GA 31024
117	CULLENS WILLIAM HOWELL & KIMBERLY	101 Walking Horse Ln.	Eatonton, GA 31024
H	DANYO DANIEL A & BECKY	151 Blue Heron Dr.	Eatonton, GA 31024
53	DYKES RAYMOND K	216 Waters Edge Drive	Eatonton, GA 31024
7	THE ESTES FAMILY LIMITED PARTNERSHIP FIKE DONALD W & KATHLEEN A AS CO-TRUSTEES	123 Blue Heron Dr.	Eatonton, GA 31024
16	OF THE FIKE FAMILY TRUST FIKE DONALD W & KATHLEEN A AS CO-TRUSTEES	103 Blue Heron Drive	Eatonton, GA 31024
17	OF THE FIKE FAMILY TRUST		
12	FINEFROCK RANDY & KALEEN	111 Blue Heron Dr.	Eatonton, GA 31024
24	FINKENHOEFER JAMES C & PATRICIA	158 Waters Edge Drive	Eatonton, GA 31024
22	FLOYD KIMBERLY L	154 Waters Edge Dr.	Eatonton, GA 31024
A	FLOYD PATRICK M & WENDY K	137 Blue Heron Dr	Eatonton, GA 31024
D	FORTE JOSEPH P & LINDA R	143 Blue Heron Dr	Eatonton, GA 31024
I	FOSTER A SCOTT & LINDA B TRUSTEES	153 Blue Heron Dr.	Eatonton, GA 31024
111EW	FOX JOHN A & SUSAN ALLEN REVOCABLE TRUST	108 Walking Horse Lane	Eatonton, GA 31024
112	FOX JOHN A TRUSTEE & SUSAN A FOX TRUSTEE	108 Walking Horse Lane	
Q	FRIEDGEN RALPH H & GLORIA S TRUSTEES	169 Blue Heron Dr.	Eatonton, GA 31024
43	GABLE CHARLES L TRUSTEE	104 Waters Edge Lane	Eatonton, GA 31024
3	GREENBERG HERBERT J & BONITA R TRUSTEES	131 Blue Heron Dr.	Eatonton, GA 31024
X	HARMAN RANDALL & RITA G	166 Blue Heron Drive	Eatonton, GA 31024
102	HARPOLE NAN BARROW	102 Waters Edge Trail & 157 Blue Heron Dr.	Eatonton, GA 31024
29	HENSHAW G RUSSELL & JUDITH M TRUSTEES	168 Waters Edge Dr.	Eatonton, GA 31024
101	SANTANGELO CHRISTOPHER J TRUSTEE & HOFFMAN KIMBERLY A TRUSTEE, footnote 6	101 Waters Edge Trail	Eatonton, GA 31024
1	HOOVER HEYWARD H III & LESLIE E	135 Blue Heron Dr	Eatonton, GA 31024
13	HUMPHRIES SHAWN E & MARISELA C	109 Blue Heron Dr.	Eatonton, GA 31024
14	HUMPHRIES SHAWN E & MARISELA C	109 Blue Heron Dr.	
C	JOHNSTON JERRY & JUNE	141 Blue Heron Drive	Eatonton, GA 31024
E	JOSEPH JERRY L & BONNIE W VAN FLEET	145 Blue Heron DR.	Eatonton, GA 31024
205	KELLY ROBERT & DEANNA L	155 Waters Edge Dr.	Eatonton, GA 31024
30	KING JAMES A & BLANCHE R	170 Waters Edge Dr.	Eatonton, GA 31024
W	LARSON STEPHEN A & CARLA J	168 Blue Heron Dr.	Eatonton, GA 31024
107	LEWIS MICHAEL K & JANET P AS CO-TRUSTEES	118 Waters Edge Drive	Eatonton, GA 31024
100C	Swan Lake Farms, LLC	Waters Edge Drive	Eatonton, GA 31024
J	LOWE MARY M	155 Blue Heron Dr.	Eatonton, GA 31024
111W	MCGANITY BRIAN D & LYNNE M	106 Walking Horse Lane	Eatonton, GA 31024

Waters Edge Homeowners as of February 28, 2023

Lot #	Putnam County Deed Records Owners	WE Street Address	City, State, Zip
49	MCTIER D SCOTT & LAURA P	116 Waters Edge Lane	Eatonton, GA 31024
V	MASTERS DENNIS C & CYNTHIA W	Blue Heron Dr.	Eatonton, GA 31024
2	MASSOLL BRIAN G	133 Blue Heron Dr. and lot at 104 Waters Edge Tr	Eatonton, GA 31024
104			
9	MATHERNE RICHARD & REBECCA R	117 Blue Heron Dr.	Eatonton, GA 31024
207	MENDEZ ADRIANA L & JOSE C ALVAREZ	169 Waters Edge Drive	Eatonton, GA 31024
100B	MILBRATH STEPHEN D JR & GINA M	117 Waters Edge Dr.	Eatonton, GA 31024
209	MORROW CAROLINE M	177 Waters Edge Dr.	Eatonton, GA 31024
44	NAPOLETAN MARIANNE L	108 Waters Edge Lane	Eatonton, GA 31024
45	NAPOLETAN MARIANNE L		
R	NESSSELBUSH ROBERT & MARLENE	171 Blue Heron Dr.	Eatonton, GA 31024
55	NOBLES BENJAMIN S & TRACY A	220 Waters Edge Drive	Eatonton, GA 31024
6	Owners See WEOA Records	125 Blue Heron Dr.	Eatonton, GA 31024
52	PAGE MADELEINE H	214 Waters Edge Dr. Walking Horse Lane	Eatonton, GA 31024
106	PEACEFUL AND BLESSED ACRES LLC	Waters Edge Dr	Eatonton, GA 31024
109	PEACEFUL AND BLESSED ACRES LLC		
110	PEACEFUL AND BLESSED ACRES LLC		
L	PLUMBY GLENN M AS TRUSTEE	159 Blue Heron Dr.	Eatonton, GA 31024
103	PRESTEN PAUL L & KIM E BRACKETT	105 Waters Edge Trail	Eatonton, GA 31024
201	PRICE JULIA D	143 Waters Edge Dr	Eatonton, GA 31024
204	PRITCHETT WILLAIM R & JENNIFER C	Waters Edge Drive	Eatonton, GA 31024
4	REA JOHN W & CAROL M	129 Blue Heron Dr.	Eatonton, GA 31024
Y	REEDER STEPHEN C & KATHIE H	164 Blue Heron Dr.	Eatonton, GA 31024
M	REID NORMAN C JR	161 Blue Heron Dr.	Eatonton, GA 31024
105, 208	See McGanity footnote 10	Waters Edge Drive	Eatonton, GA 31024
20	ROJAS ANA ROCIO TRUSTEE	Waters Edge Drive	Eatonton, GA 31024
	PENNINGTON JAMIE & CAMMI R JONES AS TRUSTEE		
47		112 Waters Edge Lane	Eatonton, GA 31024
	PENNINGTON JAMIE & CAMMI R JONES AS TRUSTEE		
48			
18	SAUER JUDITH L TRUSTEE	Lot 18 Blue Heron Dr, Lot 19 Waters Edge Dr	Eatonton, GA 31024
19	SAUER JUDITH L TRUSTEE		
		164 Waters Edge Drive & Lot 206 Waters Edge Dr	Eatonton, GA 31024
27	SIEG PAMELA G & RICHARD G		Eatonton, GA 31024
206			
202	SHIVER CHARLES B III	145 Waters Edge Dr.	Eatonton, GA 31024
S	SILVA FRANKLIN & NORMA AS TRUSTEES	173 Blue Heron Dr.	Eatonton, GA 31024
28	SMITH DAVID S	166 Waters Edge Dr.	Eatonton, GA 31024
46	SMITH DAVID M & KERRI L	110 Waters Edge Lane	Eatonton, GA 31024
G	STEWART MARK & MARGARET L	Blue Heron Dr	Eatonton, GA 31024
B	STRAIN JENNIFER L	139 Blue Heron Dr.	Eatonton, GA 31024
8	SUE-LING CAROLYN B	121 Blue Heron Dr.	Eatonton, GA 31024
32	STEPHENS MARGARET AS TRUSTEE	174 Waters Edge Dr.	Eatonton, GA 31024
33	STEPHENS MARGARET AS TRUSTEE		
T	STRICKLAND JOHN T	174 Blue Heron Dr.	Eatonton, GA 31024
25	SWYMER LARRY D & PATTI P TRUSTEES	160 Waters Edge Dr.	Eatonton, GA 31024
	DOCKSIDE ENDEAVORS LLC, Shane Parton organizer		
51		120 Waters Edge Lane	Eatonton, GA 31024



Waters Edge Homeowners as of February 28, 2023

Lot #	Putnam County Deed Records Owners	WE Street Address	City, State, Zip
21	TAYLOR RONALD C & ELAINE S	152 Waters Edge Dr.	Eatonton, GA 31024
41	THOMPSON DAVID & ASHLEY W	100 Waters Edge Lane	Eatonton, GA 31024
F	VOIGT RICHARD & PAM	147 Blue Heron Dr.	Eatonton, GA 31024
31	WATKINS MARK E & SUSAN G	172 Waters Edge Dr.	Eatonton, GA 31024
26	WELCH KIRSTEN J WILLIAMS SHIRLEY J & SHIRLEY J WILLIAMS AS	162 Waters Edge Dr.	Eatonton, GA 31024
54	TRUSTEE	218 Waters Edge Dr.	Eatonton, GA 31024
P	WILLMER JAMES L	167 Blue Heron Dr.	Eatonton, GA 31024
N	WITKOP ETHAN W & KATE EDWARDS	163 Blue Heron Dr	Eatonton, GA 31024
All remaining property, developed and undeveloped Reynolds Development Company			