

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

2009 JUL 24 PM 2:00

TOM LAWLER, CLERK

Upon recording return to:
David N. Dorough, Jr.
Dorough & Dorough, LLC
Two Decatur TownCenter, Suite 520
125 Clairemont Avenue
Decatur, Georgia 30030-2551
(404) 687-9977

Cross Reference: Deed Book 48572
Page 62

SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR PUCKETTS MANOR

THIS SUPPLEMENTARY DECLARATION is made this 13th day of July, 2009, by GDCI GA 1, L.P., a Georgia limited partnership (hereinafter sometimes called "Declarant");

WITNESSETH

WHEREAS, Ruby Forrest, Inc., a Georgia corporation, as "Declarant," executed that certain Declaration of Covenants, Conditions and Restrictions for Pucketts Manor, dated January 10, 2008, recorded at Deed Book 48572, page 62, et seq., Gwinnett County, Georgia land records (hereinafter as such document may have been supplemented and amended from time to time referred to as the "Declaration"); and

WHEREAS, United Community Bank acquired the rights of Declarant under the Declaration by that Assignment of Declarant's Rights Given by Declaration of Covenants, Conditions and Restrictions for Pucketts Manor, dated July 13, 2009, and recorded in 49595, page 260, et. seq., Gwinnett County, Georgia land records; and

WHEREAS, United Community Bank has transferred its rights as Declarant to GDCI GA 1, L.P., a Georgia limited partnership by that Assignment of Rights of Declarant Under the Declaration of Covenants Conditions and Restrictions for Pucketts Manor, dated July 13, 2009, recorded at Deed Book 49595, page 270, et seq., Gwinnett County, Georgia records; and

WHEREAS, Section 12.1 of the Declaration provides that Declarant as the owner thereof or, if not the owner, with the consent of the owner thereof, may from time to time at any time until seven (7) years after the recording of the Declaration subject additional property to the provisions of the Declaration and the jurisdiction of Pucketts Manor Community Association, Inc. by filing for record a Supplemental Declaration; and

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WHEREAS, Declarant is the owner of the real property described in Exhibit "A" attached hereto and desires to subject such property to the provisions of the Declaration, and such property is a portion of the property that may be subjected to the Declaration by the Declarant;

NOW, THEREFORE, pursuant to the powers retained in Declarant under Section 12.1 of the Declaration, and in accordance with the provisions of that Section, Declarant hereby subjects all of those tracts or parcels of land described on Exhibit "A" attached hereto and by this reference incorporated herein to the provisions of the Declaration. Such property shall be sold, transferred, used, conveyed, occupied and encumbered pursuant to the provisions of the Declaration, all of which shall run with the title to such property and shall be binding upon all persons having any right, title, or interest in such property, their respective heirs, legal representatives, successors, successors-in-title and assigns.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed under seal the day and year first above written.

DECLARANT: GDCI GA 1, L.P., a Georgia limited partnership

Signed, sealed, and delivered in the presence of:

By: PACIFIC LAND, LLC, a Georgia limited liability company, as its General Partner

[Signature]
WITNESS

By: [Signature] (SEAL)
Michael Kilgallon, as its Manager

[Signature]

NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]



EXHIBIT "A"
Property Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 98, 99 and 138 of the 7th District of Gwinnett County, Georgia, being Lots 1, 6, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78 and 79, Block A; Lots 1 and 8, Block B; Lots 2, 7, and 8, Block C, and Lots 2, 3, 4 and 5, Block D; Open Space #1 (Rec Area), Open Space #2, Open Space #3, Open Space #4 (Pond 1) and Open Space #5 (Pond 2); as shown on the certain Final Plat for Pucketts Manor, Phase 1, dated November 5, 2007, prepared by Brock Design Group, containing the seal of George H. Pinion, Georgia Registered Land Surveyor No. 1606, and recorded on February 4, 2008 in Plat Book 123, pages 41-44, Gwinnett County, Georgia land records, reference to said plat of survey and the record thereof being hereby made for a more complete description.

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Decatur, Georgia 30030-2551
Telephone (404) 687-9977

PT-61 # 09-2009-019304
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ None
TOM LAWLER CLERK OF
SUPERIOR COURT

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 13th day of July, 2009, between **GDCI GA 1, L.P.**, a Georgia limited partnership (hereinafter referred to as "Grantor") and **PUCKETTS MANOR COMMUNITY ASSOCIATION, INC.**, a Georgia nonprofit corporation (hereinafter referred to as "Grantee"). (The words "Grantor" and "Grantee" to include their respective successors and assigns, where the context requires or permits.)

WITNESSETH:

WHEREAS, Ruby Forrest, Inc., a Georgia corporation, as "Declarant," executed that certain Declaration of Covenants, Conditions and Restrictions for Pucketts Manor, dated January 10, 2008, recorded at Deed Book 48572, page 62, *et seq.*, Gwinnett County, Georgia land records (hereinafter referred to as the "Declaration"); and

WHEREAS, United Community Bank acquired the rights of Declarant under the Declaration by that Assignment of Declarant's Rights Given by Declaration of Covenants, Conditions and Restrictions for Pucketts Manor, dated July 13, 2009, and recorded in 49595, page 260, *et. seq.*, Gwinnett County, Georgia land records; and

WHEREAS, United Community Bank has transferred its rights as Declarant to GDCI GA 1, L.P., a Georgia limited partnership by that Assignment of Rights of Declarant Under the Declaration of Covenants Conditions and Restrictions for Pucketts Manor, dated July 13, 2009, recorded at Deed Book 49595, page 270, *et seq.*, Gwinnett County, Georgia records; and

WHEREAS, Declarant acquired certain property from United Community Bank including, without limitation, the property described on Exhibit "A"; and

WHEREAS, Grantor desires to convey the herein described property subject to all of the covenants, conditions, restrictions and easements contained in that certain Declaration of Covenants, Conditions and Restrictions for Pucketts Manor, dated January 10, 2008, recorded at Deed Book 48572, page 62, *et seq.*, Gwinnett County, Georgia land records, as amended,

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restated and supplemented from time to time to be and constitute "Common Property" as provided therein;

NOW THEREFORE, Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee, all that certain tract or parcel of land described in Exhibit "A", attached hereto and made a part hereof, together with all improvements located thereon, and together with all rights, members and appurtenances in any manner appertaining or belonging to said property ("Property");

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

GRANTOR: GDCI GA 1, L.P., a Georgia limited partnership

Signed, sealed, and delivered in the presence of:

By: PACIFIC LAND, LLC, a Georgia limited liability company, as its General Partner

[Signature]
WITNESS

By: [Signature] (SEAL)
Michael Kilgallon, as its Manager

[Signature]

NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]



EXHIBIT "A"
Property Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 98, 99 and 138 of the 7th District of Gwinnett County, Georgia, being Open Space #1 (Rec Area), Open Space #2, Open Space #3, Open Space #4 (Pond 1) and Open Space #5 (Pond 2); as shown on the certain Final Plat for Pucketts Manor, Phase 1, dated November 5, 2007, prepared by Brock Design Group, containing the seal of George H. Pinion, Georgia Registered Land Surveyor No. 1606, and recorded on February 4, 2008 in Plat Book 123, pages 41-44, Gwinnett County, Georgia land records, reference to said plat of survey and the record thereof being hereby made for a more complete description.