

**Sky Country
Phase 2
Extensions To
Phase I Covenants**

EXTENSION OF PROTECTIVE AND
RESTRICTIVE COVENANTS FOR THE
SKY COUNTRY SUBDIVISION

STATE OF GEORGIA,
LUMPKIN COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, VINSON DOVER, SHERMAN GREEN, J. D. GREENWAY, and JOHN C. WIMPY, hereinafter referred to as "Developers", did on September 26, 1986, make and declare those certain Protective and Restrictive Covenants for the Sky Country Subdivision as are found in Deed Book Z-5, Pages 267-271, Lumpkin County, Records; and

WHEREAS, Developers now are the owners of certain adjacent land in Land Lots 977, 978, 1005 and 1006 of the 12th District and 1st Section of Lumpkin County, Georgia, as depicted on a plat of survey of Phase Two of the Sky Country Subdivision dated September 3, 1987, which is recorded at Plat Book 18, Page 72, Lumpkin County Records; and

WHEREAS, Developers now are the owners of certain 18.269 acre tract of land in Land Lots 978, 979, and 1005 of the 12th District and 1st Section of Lumpkin County, Georgia, as depicted on a plat of survey for Sky Country Properties dated August 8, 1991, last revised September 23, 1991, which is recorded at Plat Book 22, Page 191, Lumpkin County Records; and

WHEREAS, Developers intended that the Sky Country property be developed with a common plan such that each phase is complimentary with adjacent phases; and

WHEREAS, Developers desire that Phase Two be protected and developed in a manner consistent with the adjacent Sky Country; and

WHEREAS, Developers desire that Phase Two be considered as integral parts of the Sky Country Subdivision; and

WHEREAS, those lots in Phase Two which have previously been sold have been conveyed subject to the Declaration of Protective and Restrictive Covenants recorded at Deed Book Z-5, Pages 267-271; and,

WHEREAS, the 18.269 acre tract is bordered on three sides by the developed and settled portion of the Sky Country Subdivision;

GEORGIA, LUMPKIN COUNTY
CLERK'S OFFICE SUPERIOR COURT

Filed 2:15 P M. Oct. 4, 1991
Recorded in Deed Book J 10, 231 Page 233
This 4th day of Oct 19 91

Edward E. Tucker
EDWARD E. TUCKER, CLERK

Page Two
Extension of Protective and Restrictive Covenants for the Sky
Country Subdivision

NOW THEREFORE, for and in consideration of the premises and the mutual benefits accruing to the Developers, to the present owners of lots in the first phase of Sky Country and in Phase Two and to the subsequent purchasers of property in those two areas, their successors and assigns, Developers do hereby declare all said real property contained in the above-referenced first-mentioned plat of survey, as recorded at Plat Book 18, Page 72, of the Lumpkin County Records, which is, at the time of the signing of this extension of covenants, titled in the names of Developers, either jointly or severally, to be subject to that same Declaration of Protective and Restrictive Covenants for the Sky Country Subdivision as fully and completely as if the property Sky Country Subdivision Phase Two had been a part of the property originally protected by those covenants. Nothing within these covenants shall preclude access to adjoining properties via Sky Country roads, access points and/or access easements platted and of record prior to the date hereof.

FURTHER, for and in consideration of the premises and the mutual benefits accruing to the Developers, to the present owners of lots in the first phase of Sky Country and in Phase Two and to the subsequent purchasers of property in those two areas, their successors and assigns, and to the subsequent purchasers of that certain 18.269 acre tract set out on a Plat of Survey prepared by Farley-Collins Associates, Georgia Registered Land Surveyors, recorded in Plat Book 22, Page 191, Lumpkin County Records, Developers do hereby declare the said 18.269 acre tract to be subject to that same above referenced Declaration of Protective and Restrictive Covenants for the Sky Country subdivision as fully and completely as if the said 18.269 acre tract had been a part of the property originally protected by those covenants, excepting said 18.269 acre tract shall have the following separate and distinct provisions:

a. Access to said tract shall run from Hyalite Road and Sky Country Road along the forty-foot roadway traversing across Lots 20 and 21 of Sky Country Subdivision as shown on above said 18.269 acre plat;

b. Said tract may be subdivided in not less than one acre lots or tracts except that a part of a lot or tract may be sold to the owner of the adjoining lot or tract in which event, any part thereafter shall be considered part of the adjoining lot or tract;

c. All public roads created inside said tract shall be subject to the prior approval by the City of Dahlonega.

Page Three
Extension of Protective and Restrictive Covenants for the Sky
Country Subdivision

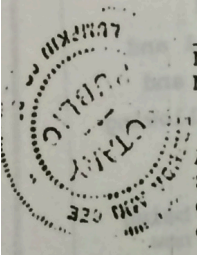
Given under our hands and seals this 2nd day of
October 1991.

As to VINSON DOVER:
Signed, sealed and delivered in
our presence this 2 day
of ~~September~~, 1991.

Vinson Dover (SEAL)
VINSON DOVER

Rachel E Tow
Unofficial Witness

Brenda Dee Dec, N.P.
Notary Public
My Commission Expires:
My Commission Expires June 22, 1992

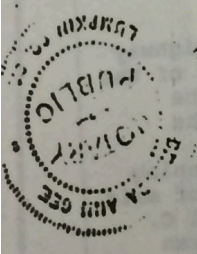


As to SHERMAN GREEN:
Signed, sealed and delivered in
our presence this 2nd day
of September, 1991.

Sherman Green (SEAL)
SHERMAN GREEN

[Signature]
Unofficial Witness

Brenda Dee Dec, N.P.
Notary Public
My Commission Expires:
My Commission Expires June 22, 1992

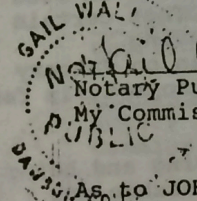


As to J. D. GREENWAY:
Signed, sealed and delivered in
our presence this 2nd day
of September, 1991.

J. D. Greenway (SEAL)
J. D. GREENWAY

[Signature]
Unofficial Witness

Gail Wallace
Notary Public
My Commission Expires: Notary Public, Dawson County, Georgia
My Commission Expires July 12, 1994



As to JOHN WIMPY:
Signed, sealed and delivered in
our presence this 2 day
of ~~September~~, 1991.

John Wimpwy (SEAL)
JOHN WIMPY

Jane E Horne
Unofficial Witness

Dina Brown
Notary Public
My Commission Expires: 10-22-93

