

RETURN TO:  
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Savannah, GA 31405

BK 4009 PG 736 - 766

STATE OF GEORGIA       )  
                                      )  
COUNTY OF CHATHAM    )

**DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
BEACON POINT AT NEW HAMPSTEAD**

THIS DECLARATION of Covenants, Conditions and Restrictions for Beacon Point at New Hampstead (hereinafter the "Declaration"), is made and entered into this 16<sup>th</sup> day of June, 2026, by Beacon New Homes, LLC., a Georgia limited liability company (hereinafter called "Developer" or "Declarant").

**WITNESSETH:**

WHEREAS, Developer is the owner of the real property described in Exhibit A of this Declaration; and

WHEREAS, said real property is generally known as Beacon Point at New Hampstead, and Developer desires to create thereon a planned community (the "Community"); and

WHEREAS, Developer desires to provide for the preservation and enhancement of the property values and amenities in said community and for the maintenance of the property and the improvements thereon, and to this end desires to subject the property described on Exhibit A, together with such additions as may hereafter be made thereto as provided in Article II, to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, for the efficient preservation of the values and amenities in said community, the Developer has incorporated under the laws of the State of Georgia Beacon Point at New Hampstead Homeowners Association, Inc. as a non-profit corporation and hereby delegates and assigns to it the powers of owning, maintaining and administering the community properties and facilities, administering and enforcing the terms and provisions contained herein, collecting and disbursing the assessments and charges hereinafter created, and promoting the recreation, health, safety and welfare of the residents of Beacon Point at New Hampstead.

NOW, THEREFORE, in consideration of the foregoing and of the covenants and agreements hereinafter made, the Developer declares that the real property described in Exhibit "A" and such additions thereto as may hereafter be made pursuant to Article II hereof, is and shall be held, developed, transferred, sold, conveyed, occupied and used subject to this Declaration and the covenants, conditions and restrictions, easements, charges and liens hereinafter set forth.

## ARTICLE I

### DEFINITIONS

Section 1. "Declaration" shall mean the covenants, conditions and restrictions and all other provisions herein set forth in this document, as may from time to time be amended.

Section 2. "Association" shall mean and refer to Beacon Point at New Hampstead Homeowners Association, Inc., its successors and assigns.

Section 3. "Developer" shall mean and refer to Beacon New Homes, LLC, a Georgia limited liability company, and its successors and assigns, together with any successor to all or substantially all of the business of developing the property. All rights of the Developer, as Developer, hereinafter set forth shall cease when it no longer has an interest in developing the property.

Section 4. "Builder" shall mean a Developer-affiliated entity to which Developer has

sold an unimproved lot or lots for the purpose of constructing a residential dwelling thereon.

Section 5. The "Property" shall mean and refer to the real property described on Exhibit "A" which has hereby become subject to this Declaration, together with such other real property as may from time to time be annexed to said property under the provisions of Article II hereof.

Section 6. "Common Area" shall mean and refer to those areas of land, together with improvements thereon, now or hereafter conveyed or dedicated to the Association, or as shown on any recorded subdivision map of the Property and improvements thereto which are intended to be dedicated to the common use and enjoyment of the Association. Without limiting the generality of the foregoing, the following shall be Common Area: green spaces, open spaces, buffers, easements, private drives or roads, stormwater detention ponds and their associated outfall structures, and development identification signs, together with improvements erected or maintained upon any of the foregoing.

Section 7. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the property with the exception of the Common Areas as heretofore defined. The term shall also include a condominium, townhouse, patio home, or other owned living unit within the Property.

Section 8. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot, but excluding those having such interest as security for the performance of an obligation.

Section 9. "Member" shall mean and refer to Members of the Association and shall include any Owner and the Developer.

## ARTICLE II

### PROPERTY SUBJECT TO THIS DECLARATION AND ADDITIONS THERETO

Section 1. Existing Property. The real property, which is and shall be held, developed,

transferred, sold, conveyed, used and occupied subject to this Declaration, is located in Chatham County, Georgia, and more particularly described on Exhibit A attached hereto and by reference made a part hereof.

Section 2. Additions to Existing Property. The Developer shall have the right to subject to this Declaration any or all of the additional Property described on Exhibit B attached hereto and by reference made a part hereof, provided that not more than ten (10) years have elapsed since the filing of this Declaration and not more than seven (7) years have elapsed since the last supplementary declaration which subjects any additional Property to this Declaration. Notwithstanding any other provisions contained herein, the Declarant reserves the right to submit undescribed adjacent additional land so long as it does not increase the total size of the planned community by up to twenty five percent (25%) both in land size and in number of additional lots.

### ARTICLE III

#### COMMON AREA

Section 1. Obligation of the Association. The Association, subject to the provisions of this Declaration, shall be responsible for the exclusive management and control of the Common Area and all improvements thereon (including furnishings and equipment related thereto) and shall keep the same in good, clean, attractive and sanitary condition, order and repair in compliance with standards set by the Architectural Review Board and in a manner consistent with the Governing Documents (as defined in the Master Declaration (as defined herein)).

Section 2. Easement of Enjoyment and Easement of Ingress and Egress. Subject to the provisions herein, every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, and every Member shall have a right of enjoyment in the Common Area. Each Owner has a non-exclusive easement for ingress

and egress over the Common Area to the extent necessary to provide access to the Lot and for utilities serving that Lot. This right of access for ingress and egress cannot be suspended for violations of the terms and provisions of the Declaration or for non-payment of assessments.

Section 3. Extent of Easements. The easements of enjoyment and easements of ingress and egress created herein shall be subject to the following:

(a) The right of the Association to establish reasonable rules and regulations governing the use of the Common Area, the Amenity Area and the Property, and the personal conduct of Owners, occupants and guests thereon, and to charge reasonable admission or other fees for special or extraordinary uses of the Common Areas and the Amenity Area;

(b) The right of the Association to suspend the right of a Member to vote on any Association matter for any period during which any assessment against said Member remains unpaid for more than thirty (30) days after notice;

(c) The right of the Association to suspend the right of a Member to use any recreational facilities for any period during which any assessment against said Member remains unpaid for more than thirty (30) days after notice;

(d) The right of the Association to suspend the right of a member or anyone in his household to use the recreational facilities for a period not to exceed sixty (60) days for any infraction of this Declaration;

(e) The right of the Association to encumber any or all of the Common Area as may be authorized herein, or in the Articles of Incorporation, or as granted to non-profit corporations under Georgia law (A lender's rights, in the event of default upon any encumbrance on the Common Areas, are limited to, after taking possession of such Common Areas, charging reasonable admission and other fees as a condition of continued enjoyment by Members, and, if necessary, to a wider range of users. Upon satisfaction of the encumbrance, such Common Areas are returned to the Association with full

restoration of Members' rights.);

(f) The right of the Association to dedicate or transfer all or any part of the Common Area owned by it to any public agency, authority, or utility for such purposes and subject to such conditions as are authorized by the Articles of Incorporation, this Declaration, or by Georgia law;

(g) The right of the Association, acting through the Board of Directors, without Member, mortgagee and agency approvals unless provided otherwise herein, to grant easements across the Common Areas for any purpose not inconsistent with the use of those areas by Members;

(h) The following rights are reserved by the Declarant:

(i) The right to use portions of the Common Areas for sales and marketing purposes;

(ii) The right to reserve easements across the Common Areas for development purposes;

(iii) The right to grant, terminate, or vacate easements across Common Areas for limited purposes such as installation and maintenance of utilities, storm water management, or provisions of services to units.

Section 4. Delegation of Use. A Member's rights of enjoyment to the Common Area and facilities shall extend to the members of his or her family and to his or her guests, subject to such general rules and regulations as may be established from time to time by the Association.

Section 5. Title to Common Area. Title to the Common Area shall be conveyed by the Developer as follows:

(a) Contemporaneously herewith, the Developer has set aside and dedicated Common Area located within the Property. These parcels, together with the improvements located thereon, shall be conveyed to the Association, free and clear of all liens and financial encumbrances.

(b) Other Common Area shall be conveyed by the Developer to the Association, free

and clear of all liens and financial encumbrances, as shall be provided in supplementary declarations relating to such future facilities.

#### ARTICLE IV

##### MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot which is subject to assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

(a) Class A Members shall be all Owners, with the exception of the Developer, and shall be entitled to one (1) 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 determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

(b) The Class B Member shall be the Developer . Until the Class "B" Control Period is terminated, the Class "B" Member shall have one vote, plus one vote for each vote held by Class "A" Members. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs first:

(i) When one hundred percent (100%) of the total number of Lots planned in the master plan have been conveyed to Owners other than the Developer or a Builder; or

(ii) At such time as ten (10) years have elapsed since the filing of this Declaration or seven (7) years have elapsed since the filing of the last supplementary declaration which subjects any additional property to this Declaration.

Section 3. The affairs of the Association shall initially be managed by a Board of Directors as follows:

(a) During the Class B membership, the Board of Directors will consist of at least one (1) Director who shall be appointed by Declarant. After the Class B membership, the Board of Directors will consist of five (5) Directors elected by the Members. Election to the Board of Directors 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 will be elected. Cumulative voting is not permitted.

(b) Any Director may be removed from the Board of Directors, with or without cause, by a majority vote of the Members of the Association.

(c) In the event of death, resignation, or removal of a Director, his successor shall be selected by the remaining members of the Board of Directors and shall serve for the unexpired term of his predecessor.

## ARTICLE V

### ADDITIONAL COVENANTS AND OBLIGATIONS

The Property, and the ownership, occupancy and use thereof, shall be further subject to the following:

Section 1. Master Declaration. The Property is part of a larger development governed by that certain Declaration of Covenants, Conditions and Restrictions for New Hampstead, dated December 28, 2005, recorded in Deed Book 299-Z, Page 21, Chatham County, Georgia records (as amended, the "Master Declaration"), and an owner's association known as New Hampstead Property Owner's Association, Inc. (the "Master Association"). This Declaration shall supplement the covenants, conditions and restrictions of the Master Declaration, and shall constitute Subassociation Covenants (as defined in the Master Declaration). Each Owner shall abide by, and shall ensure their tenants, guests and invitees abide by, the terms of the Master Declaration and/or any or the rules and regulations adopted by

the Master Association that govern the Property. The Association shall be the sole and exclusive representative of the Property and the Community for purposes of participating in the business and affairs of the Master Association and shall be authorized to represent the Owners in all such matters. No individual Owner shall have any right or authority to represent or speak for the Association or the Community vis-à-vis the Master Association or otherwise. The Declarant under the Master Declaration (the "Master Declarant") has approved these covenants pursuant to 7.1 of the Master Declaration, as evidenced by its written consent attached hereto as Exhibit C.

Notwithstanding anything contained herein the contrary, the following shall apply:

- (i.) Any attempted recordation of this Declaration without the written consent of the Master Declarant (to be attached hereto as Exhibit C) shall result in this Declaration being void and of no force and effect unless subsequently approved by written consent signed and recorded by Declarant.
- (ii.) Notwithstanding anything to the contrary contained in the Declaration, the Lots and the Common Area shall be used in a manner consistent with the scheme of development described in the Development Guidelines (as defined in the Master Declaration) for the Property, as approved by the Master Declarant, and the Governing Documents (as defined in the Master Declaration).

Section 2. The Property is further subject to and the Owners to be governed by that certain Amenity Covenant and Access Agreement, recorded contemporaneously herewith in the Chatham County, Georgia records ( the "Amenity Covenant"), and an association created pursuant thereto (the "Amenity Association"). The Amenity Covenant shall provide for the use and occupancy of the shared amenity area located nearby known as Oak Point (the "Amenity Area") and the rights and obligations of the Owners and the Association as to the Amenity Area. The Amenity Area shall be owned and

controlled by the Amenity Association, subject to the terms and provisions in the Amenity Covenant. Each Owner shall abide by, and shall ensure their tenants, guests and invitees abide by, the terms of the Amenity Covenant and/or any or the rules and regulations adopted by the Amenity Association that govern the Amenity Area. The Association shall be the sole and exclusive representative of the Property and the Community for purposes of participating in the business and affairs of the Amenity Association and shall be authorized to represent the Owners in all such matters. No individual Owner shall have any right or authority to represent or speak for the Community vis-à-vis the Amenity Association or otherwise.

## ARTICLE VI

### COVENANT FOR ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Developer, for each Lot owned within the property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

- (a) Annual assessments or charges, and
- (b) Special assessments, such assessments to be established and collected as hereinafter provided.
- (c) Specific assessments, such assessments to be established and collected as hereinafter provided.
- (d) Assessments charged in connection with the Amenity Area.

The assessments, charges and fees, levied and assessed as set forth under this Article V, together with interest, costs and reasonable attorney's fees actually incurred, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made.

Each such assessment, charge and fee, together with interest, costs and reasonable attorney's fees actually incurred, shall also be the personal obligation of the person who was the Owner of such Property at the time the assessment fell due. The personal obligation for delinquent assessments, charges and fees 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 exclusively used to promote the recreation, health, safety and welfare of the residents in the Property and for the improvement and maintenance of the Common Area and to meet the expenses of the Association, which shall adopt an annual operating budget. The Board of Directors is expressly authorized to levy assessments and other charges and fees as set forth herein on behalf of the Association.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Five Hundred Fifty and no/100 (\$550.00) Dollars per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than Fifteen (15%) Percent above the maximum assessment for the previous year without a vote of the Membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased by a majority vote of the Members obligated to pay such assessment or with the written approval of Members entitled to cast a majority of the total number of authorized votes of Members obligated to pay such assessment.

(c) Certain fixed costs, anticipated or unanticipated, or increases therein, for Amenity Area costs, insurance, taxes, recycling or waste disposal may be passed through to the Members by permitting an automatic increase in the maximum assessment which reflects those increases. The Board of Directors is expressly authorized to obtain appropriate insurance coverage on behalf of the

Association.

(d) Notwithstanding the provisions contained herein with respect to the maximum annual assessment, the following shall apply:

- i. a one-time fee equal to five hundred and no/100's (\$500 .00) for each Lot shall be assessed as a capital contribution fee ("Capital Contribution") to help fund the Association's operation. The Capital Contribution shall be levied and assessed upon the initial sale of an improved Lot, and shall be collected and transferred to the Association at the time of closing of the initial sale of such improved Lot; and
- ii. Additionally, following the initial sale of an improved Lot, there shall be a transfer fee ("Transfer Fee") levied and assessed upon each subsequent sale of an improved Lot equal to 0.1% of the sales price for such improved Lot, which shall be collected and transferred to the Association at the time of closing of the sale of such improved Lot.

Amounts paid as a Capital Contribution and as a Transfer Fee are not to be construed as advance payment of assessments. (The purpose of collecting these amounts is to insure that the Association, in its discretion, will have cash available to meet expenditures, or to acquire additional equipment or services deemed necessary or desirable.)

Section 4. Special Assessments. In addition to the annual assessments and other amounts authorized above, the Association may levy in any assessment year a special assessment applicable to that year only for any purpose as the Association may decide including, without limitation, for defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of the Common Areas, including fixtures of personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the vote of each class of Members who are voting

in person or by proxy at a meeting duly called for this purpose.

Section 4. Specific Assessments. In addition to the annual assessments, special assessments and other amounts authorized above, the Association may levy against one or more of the Lots within the Property for such costs and expenses incurred by the Association in providing services, utilities or amenities to, or for enforcing against or bringing one or more of the Lots into compliance with this Declaration, the rules and regulations promulgated and published hereunder, and with the Governing Documents (as defined in the Master Declaration).

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 Sections 3 or 4 shall be sent to all members not less than thirty (30) days or more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast Sixty Seven (67%) Percent of all the votes of each class of Membership shall constitute a quorum. In the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subject 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. Uniform Rate of Assessment. Both 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 commence as to each Lot upon the conveyance of each Lot by the Developer to an Owner excluding Builders. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates

shall be established by the Board of Directors. 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 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 assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of Fifteen Percent (15%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became 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 exempt from the assessments, charges and liens created herein:

- (a) All properties to the extent of any easement or any interest therein dedicated and accepted by the local public authority and devoted to public use;
- (b) All Common Areas;
- (c) All properties exempt from taxation by State and Local governments upon the terms and to the extent of such legal exemption;

Section 11. Exemption for Assessments for Property Owned by Declarant and Builder.

The Declarant may be exempt from annual assessments on unoccupied Lots only during the Class B membership provided and for so long as Declarant shall fund all Association operating deficits. A Lot initially occupied by or conveyed to an Owner other than the Declarant, excluding Builders, shall be fully assessed. The obligation to fund budget deficits is a lien against all the land owned by the Declarant, as appropriate, included within the Property.

## ARTICLE VII

### ARCHITECTURAL CONTROL

Section 1. The Architectural Review Board. An Architectural Review Board consisting of one (1) or more persons shall be appointed by the Developer. At such time as the Developer no longer has an interest in developing the Property, The Architectural Review Board shall consist of three (3) persons and vacancies in the Architectural Review Board shall be filled by a majority vote of the remaining members of the Board.

Section 2. Purpose. The Architectural Review Board shall regulate the external design, appearance, use, location and maintenance of the Property and of the improvements thereon in such a manner as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography, and to assure that the Property and the improvements and landscaping thereon complies with the Development Guidelines (as defined in the Master Declaration) and the Governing Documents (as defined in the Master Declaration). The Architectural Review Board shall promulgate standards and guidelines appropriate to the character of each increment, phase, or parcel of the Property. Such standards and guidelines shall be generally distributed among the Members.

Section 3. Conditions. No improvements, alterations, repairs, change of paint colors, excavations, changes in grade or other work which in any way alters the exterior of any Property or the improvements located thereon shall be made or done without the prior written approval of the

Architectural Review Board, except as otherwise expressly provided in this Declaration, and unless in compliance with the Development Guidelines (as defined in the Master Declaration) and the Governing Documents (as defined in the Master Declaration). No building, fence, wall, residence, satellite dish or signage shall be commenced, erected, maintained, improved, altered, made, or done without the prior written approval of the Architectural Review Board.

Section 4. Procedures. In the event the Board fails to approve, modify, or disapprove in writing an application within sixty (60) days after plans and specifications in writing have been submitted to it, in accordance with adopted procedures, approval will be deemed granted. At least a majority of the Members of the Architectural Review Board, either in person, via email or by telephone conference call, shall constitute a quorum. A majority vote of the Members of the Architectural Review Board shall be required for Review Board action.

## ARTICLE VIII

### USE OF PROPERTY

#### Section 1. Protective Covenants.

(a) Nuisances. No nuisance shall be permitted to exist or operate upon any Property so as to be detrimental to any other Property in the vicinity thereof or to its occupants. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Child and adult day care, garage sales (unless approved by the Board of Directors), and outdoor clothes lines are expressly prohibited under this section. Amateur radio and marine base station antennas are prohibited.

(b) Other Restrictions. The Architectural Review Board shall adopt general rules

regarding the use of the Property, including but not limited rules to regulate animals, satellite dishes, antennas, signs, parking, storage and use of recreational vehicles, storage and use of machinery, use of outdoor drying lines, trash containers, planting, maintenance and removal of vegetation on the Property. Without limiting the generality of the foregoing, the following restrictions shall apply to the Property:

(i) No roof vents will be installed on the front side (street side) of any residence constructed in Beacon Point at New Hampstead, and all roof vents shall be painted a color to match the color of the roof.

(ii) Any vinyl siding, the use of which shall have been approved by the Architectural Review Board according to the procedures set forth in Article VII hereof, shall be of at least .040 gauge.

(iii) All fences shall be only of white vinyl, with a minimum height of 4' and a maximum height of 6'.

(iii) Local ordinances shall be followed with regards to pets.

(iv) All Lots shall only be used for single-family residential purposes.

(v) Leasing- Lots and improvements thereon may be leased only in their entirety, no fraction or portion may be leased without prior written Board approval, in its sole discretion. All leases must be for an initial term of not less than six (6) months, except with written Board approval in its sole discretion. All leases shall require the tenants to comply with all provisions of the Declaration, Bylaws, and rules and regulations adopted pursuant thereto and shall control the conduct of all other occupants and guests of the leased Lot to comply with this Declaration. Vacation rentals are not permitted in this community.

(c) Exceptions. The Architectural Review Board may alter or issue variances from any covenant or requirement expressed or implied by this Article or set forth in any restrictive covenants promulgated pursuant to this Declaration or any supplementary declaration. The issuance of a variance

by the Architectural Review Board will not operate to set any precedent or otherwise preclude or negate the power and authority of the Architectural Review Board as set forth herein.

Section 2. Maintenance. To the extent that exterior maintenance is not provided for in this Declaration and any supplementary declaration, each Owner shall keep all Lots owned by him, and all improvements therein or thereon, in good order and repair and free of debris, including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting or other appropriate external care of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management and with the Governing Documents (as defined in the Master Declaration).

In the event an Owner of any Lot shall fail to maintain said Lot and the improvements situated thereon, as provided herein or in a manner consistent with the Governing Documents (as defined in the Master Declaration), the Association, after notice to the Owner as provided in the By-Laws and approval of the Board of Directors, shall have the right to enter upon said Lot to correct drainage and to repair, maintain and restore the Lot and the exterior of the buildings and other improvements erected thereon. All costs related to such correction, repair, or restoration shall become a special maintenance assessment upon such Lot.

## ARTICLE IX

### GENERAL PROVISIONS

Section 1. Enforcement. The Association, Declarant or any Owner shall have the right to enforce, by any proceeding at law or in equity, all provisions, restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, including rules and regulations promulgated pursuant to the authority set forth herein, the Articles of Incorporation, or the By-Laws of the Association. Owners shall be liable for costs and expenses incurred by the

Association as a result of acts or omissions of such Owner or such Owner's tenants, agents, employees, invitees, guests and household members in failing to comply with rules or regulations of the Association or other terms and provisions of this Declaration. Said costs and expenses shall include reasonable attorney's fees actually incurred. Failure by the Association 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. The Association, through its Board of Directors, shall also have the authority and power to levy fines in amounts as reasonably determined by the Association for the failure to comply with rules and regulations of the Association or other terms and provisions of this Declaration. Said fines shall be collected in the same manner as assessments and shall likewise constitute a lien upon the Lot of such Owner who has failed to comply or whose tenants, agents, employees, invitees, guests and household members have failed to comply.

Additionally and notwithstanding anything contained herein to the contrary, should the Association fail to enforce the provisions of this Declaration following thirty (30) days written notice from the Master Declarant (or the Master Association after Class B Control Period under the Master Declaration), the Declarant (or the Association after Class B Control Period under the Master Covenants) shall have the authority to enforce said provisions and to take such actions on behalf of the Association as may be required to enforce said provisions, with all of the rights and remedies as are available to the Association as set forth hereinabove in this Section 1. Said authority shall include, but not be limited to, the right to specifically assess each Lot and Owner for the purpose of paying assessments due from the Declarant or the Association to the Master Association.

#### Section 1.1 Dispute Resolution and Limitation on Litigation.

(a) Notwithstanding any provision herein to the contrary, Declarant, the Association and its officers, directors, and committee members, all Owners (and tenants) subject to this Declaration, and any person

not otherwise subject to this Declaration who agrees to submit to this Article (each being a "Bound Party"), agree that it is in the best interest of all concerned to encourage the amicable resolution of disputes involving the Property without the emotional and financial costs of litigation. Accordingly, each Bound Party agrees not to file suit in any court with respect to a Claim described in subsection (b), unless and until it has first submitted such Claim to the alternative dispute resolution procedures set forth in Section 1.2 in a good faith effort to resolve such Claim.

(b) As used in this Article, the term "Claim" shall refer to any claim, grievance, or dispute arising out of or relating to:

(i) the interpretation, application, or enforcement of the Declaration, bylaws, rules, regulations, standards and guidelines governing the Association ("Governing Documents");

(ii) the rights, obligations, and duties of any Bound Party under the Governing Documents; or

(iii) the design or construction of improvements within the Properties, other than matters of aesthetic judgment under Article VII, which shall not be subject to review; except that the following shall not be considered "Claims" unless all parties to the matter otherwise agree to submit the matter to the procedures set forth in Section 1.2;

a) any suit by the Association;

b) any suit between Owners, which does not include Declarant or the Association as a party, if such suit asserts a Claim which would constitute a cause of action independent of the Governing Documents; and

c) any suit in which any indispensable party is not a Bound Party under this Declaration; and

- d) any suit as to which any applicable statute of limitations would expire within 180 days of giving the Notice required by Section 1.2(a), unless the party or parties against whom the Claim is made agree to toll the statute of limitations as to such Claim for such period as may reasonably be necessary to comply with this Article.

Section 1.2 Dispute Resolution Procedures.

(a) Notice. The Bound Party asserting a Claim ("Claimant") against another Bound Party ("Respondent") shall give written notice to each Respondent and to the Board stating plainly and concisely:

- (i) the nature of the Claim, including the Persons involved and the Respondent's role in the Claim;
- (ii) the legal basis of the Claim (i.e., the specific authority of which the Claim arises);
- (iii) the Claimant's proposed resolution or remedy; and
- (iv) the Claimant's desire to meet with the Respondent to discuss in good faith ways to resolve the Claim.

(b) Negotiation. The Claimant and Respondent shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, the Board may appoint a representative to assist the parties in negotiating a resolution of the Claim.

(c) Mediation. If the parties have not resolved the Claim through negotiation within 30 days of the date of the notice described in Section 1.2(a) (or within such other period as the parties may agree upon), the Claimant shall have 30 additional days to submit the Claim to mediation with an entity designated by the

Association (if the Association is not a party to the Claim) or to an independent agency providing dispute resolution services in the Chatham County area,

If the Claimant does not submit the Claim to mediation within such *time*, or does not appear for the mediation when scheduled, the Claimant shall be deemed to have waived the Claim, and the Respondent shall be relieved of any and all liability to the Claimant (but not third parties) on account of such Claim.

If the parties do not settle the Claim within 30 days after submission of the matter to mediation, or within such time as determined reasonable by the mediator, the mediator shall issue a notice of termination of the mediation proceedings indicating that the parties are at an impasse and the date that mediation was terminated. The Claimant shall thereafter be entitled to file suit or to initiate administrative proceedings on the Claim, as appropriate.

Each party shall bear its own costs of the mediation, including attorneys' fees, and each party shall share equally all fees charged by the mediator.

(d) Settlement. Any settlement of the Claim through negotiation or mediation shall be documented in writing and signed by the parties. If any party thereafter fails to abide by the terms of such agreement, then any other party may file suit or initiate administrative proceedings to enforce such agreement without the need to again comply with the procedures set forth in this Section. In such event, the party taking action to enforce the agreement or award shall, upon prevailing, be entitled to recover from the non-complying party (or if more than one noncomplying party, from all such parties in equal proportions) all costs incurred in enforcing such agreement or award, including, without limitation, reasonable attorney's fees actually incurred and fees and court costs.

### Section 1.3 Initiation of Litigation by Association

In addition to compliance with the foregoing alternative dispute resolution procedures, if applicable, the Association

shall not initiate any judicial or administrative proceeding unless first approved by a vote of Members entitled to cast 75% of the total Class "A" votes in the Association, except that no such approval shall be required for actions or proceedings:

- (a) initiated during the Class "B" Control Period;
- (b) initiated to enforce the provisions of this Declaration, including collection of assessments and foreclosure of liens;
- (c) initiated to challenge ad valorem taxation or condemnation proceedings;
- (d) initiated against any contractor, vendor, or supplier of goods or services arising out of a contract for services or supplies; or
- (e) to defend claims filed against the Association or to assert counterclaims in proceedings instituted against it.

This Section 1.3 shall not be amended unless by the Declarant or unless such amendment is approved by the same percentage of votes necessary to institute proceedings.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions, which shall remain in full force and effect.

Section 3. Amendment. Material amendments or extraordinary actions must be approved by Members entitled to cast at least Sixty-Seven (67%) Percent of the votes of Members present, in person or by proxy, and voting at any meeting of the Association held for such purpose. Notwithstanding the foregoing or any other provisions contained herein to the contrary, the Declarant reserves the right to make changes, revisions, or amendments necessary to comply with the requirements

of HUD, Fannie Mae, Freddie Mac, or the VA.

(a) A material amendment includes adding, deleting or modifying any provision regarding the following:

- (i) Assessment basis or assessment liens;
- (ii) Any method of imposing or determining any charges to be levied against individual unit owners;
- (iii) Reserves for maintenance, repair or replacement of Common Area improvements;
- (iv) Maintenance obligations;
- (v) Allocation of rights to use Common Areas;
- (vi) Any scheme of regulation or enforcement of standards for maintenance, architectural design, or exterior appearance of improvements;
- (vii) Reduction of insurance requirements;
- (viii) Restoration or repair of Common Area improvements, or for reconstruction following condemnation or casualty loss;
- (ix) The addition, annexation or withdrawal of land to or from the project, except as provided in Article II of this Declaration;
- (x) Voting rights;
- (xi) Restrictions effecting leasing or sale of Lots; or
- (xii) Any provision which is for the express benefit of mortgagees.

(b) An extraordinary action includes:

- (i) Merging or consolidating the Association (other than another non-profit entity formed for purposes similar to the subject Association);
- (ii) Determining not to require professional management if that

management has been required by the Association documents, a majority of eligible mortgagees or a majority vote of the Members;

(iii) Expanding the Association to include land not previously described as additional land which increases the overall land area of the project or number of lots by more than Ten (10%) Percent;

(iv) Abandoning, partitioning, encumbering, mortgaging, conveying or selling or otherwise transferring or relocating the boundaries of Common Areas (except for granting easements which are not inconsistent or which do not interfere with the intended Common Area use, dedicating Common area as required by a public authority, limited boundary line adjustments made in accordance with the provisions of this Declaration, or transferring Common Area pursuant to a merger or consolidation with a non-profit entity formed for purposes similar to the subject Association);

(v) Using insurance proceeds for purposes other than construction or repair of the insured improvements; or

(vi) Making capital expenditures (other than for repair or replacement of existing improvements) during any period of twelve (12) consecutive months costing more than Twenty (20%) Percent of the annual operating budget.

(c) Meetings of the Membership to approve a material amendment or extraordinary action shall require at least twenty-five (25) days advance notice to all members. The notice shall state the purpose of the meeting and contain a summary of any material amendments or extraordinary actions proposed. The notice shall contain a copy of the proxy that can be cast in lieu of attendance at the meeting. If the Association has, or is planned to have, 250 Members or less, the quorum for such a meeting shall be at least Twenty Percent (20%) of the total number of votes. If the Association has, or is planned to have, more than 250 Members but less than 1,000 Members, the quorum shall be at least Ten Percent (10%). If the Association has, or is planned to have, more than

1,000 Members, the quorum is at least Five Percent (5%).

(d) Any material amendment which changes the rights of any specific class of Members must also be approved by Members entitled to cast at least Fifty One (51%) Percent of the votes of all members of such class present, in person or by proxy, and voting at any meeting of the Association held in accordance with the provisions hereof, or at least Fifty One (51%) Percent of the total authorized votes of all members of such class.

(e) During the Declarant control period, all material amendments and extraordinary actions must have the approval of the VA, if the VA has guaranteed any loans secured by Lots in the project. Approval shall be deemed given should the VA not respond within thirty (30) days of receipt of notice of material amendments and extraordinary actions.

Section 4. The following material amendments and extraordinary actions must be approved by Members entitled to cast at least 67% of the total authorized votes of all Members of the Association, including at least a majority of the total authorized votes entitled to be cast by Members other than the Declarant:

- (a) Termination of the Declaration or other termination of the planned unit development;
- (b) Dissolution of the Association except pursuant to a consolidation or merger; and
- (c) Conveyance of all common areas.

Section 5. All other amendments (other than material amendments or extraordinary actions) must be approved by at least a majority of the votes entitled to be cast by all Members present, in person or by proxy, and voting at any meeting of the Association at which a quorum is present, or in writing by Members entitled to cast at least a majority of the total authorized votes of all Members of the Association.

Section 6. Annexation. Additional residential property and Common Area may be

annexed to the Property with the consent of two-thirds (2/3) of each class of Members, and as provided in Article III of this Declaration.

Section 7. Rights of Eligible Mortgagees. "Eligible mortgagees" are defined as those mortgagees who have provided notice to the Board of Directors of their interest and requested all rights afforded Aeligible mortgagees'. The following rights are granted to eligible mortgagees:

(a) Right to inspect Association documents and records on the same terms as Members;

(b) Notice of all material amendments to the Association documents;

(c) Notice of any extraordinary actions of the Association;

(d) Notice of any default by an Owner of any Lot subject to a mortgage held by the eligible mortgagee in paying assessments or charges to the Association which remains uncured for sixty (60) consecutive days.

Section 8. Term. These Covenants, Conditions and Restrictions shall be effective for a period of twenty (20) years from the date hereof, after which time they shall automatically renew for successive periods of ten (10) years each until such time as they may be terminated by the total authorized votes required under Article VIII, Section 4 hereof.

Section 9. Notwithstanding anything contained herein to the contrary, this Declaration shall not be modified or amended in any manner that materially affects the provisions described in Section 7.1 of the Master Declaration without the prior written consent of the Master Declarant.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto caused this instrument to be executed as of the day and year first above written as the date hereof.

DEVELOPER:

BEACON NEW HOMES, LLC

By:

Title:

J. C. H.  
PRESIDENT

Executed in the presence of:

Jane Whitney  
Witness

Patricia A. Sullivan  
Notary Public

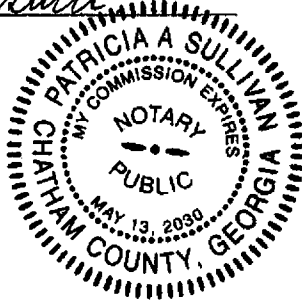


EXHIBIT "A"  
LEGAL DESCRIPTION

All that certain tract or parcel of land situate, lying and being in the 8<sup>th</sup> G.M.D., Chatham County, Georgia and being known and designated as Beacon Point at New Hampstead, Phase 1A, as shown on a plat entitled, "Beacon Point at New Hampstead Phase 1A" dated May 8, 2024 and prepared by Coleman Company, Inc. for Beacon New Homes, LLC, recorded in the Clerk's Office of the Superior Court of Chatham County, Georgia in Book 55, Page 27. Said map or plat is hereby incorporated into this description by reference and made a part hereof to better determine the metes, bounds, courses and distances of the property herein-described.

## EXHIBIT "B"

### FUTURE DEVELOPMENT

All that certain tract or parcel of land situate, lying and being in the 8<sup>th</sup> G.M. District, Savannah, Chatham County, Georgia, being approximately 109.76 acres and being shown and particularly described as "Tract R5-A" on that certain subdivision map being a subdivision of Tract R5, dated December 8, 2008 and recorded in Plat Book 41-P, Page 55, in the Office of the Clerk of the Superior Court of Chatham County, Georgia.

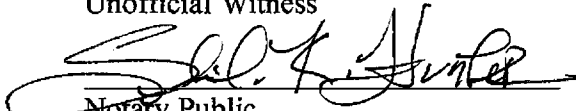
EXHIBIT C  
CONSENT OF MASTER DECLARANT

For good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, New Hampstead Holdings, LLC, a Georgia limited liability company ("Master Declarant") hereby consents to the Declaration of Covenants, Conditions and Restrictions for Beacon Point At New Hampstead to which this Joinder is attached (the "Neighborhood Declaration"), pursuant to Section 7.1 of that certain Declaration of Covenants Conditions and Restrictions For New Hampstead dated December 28, 2005 and recorded in Deed Book 299-Z, Page 21, in the Official Public Records of Chatham County, Georgia (the "Master Declaration"), but the foregoing shall not affect the priority of the Master Declaration over this Neighborhood Declaration, and this Consent notwithstanding, that said Master Declaration shall remain a first and senior lien and encumbrance upon the real property subject to this Neighborhood Declaration.

Made as of the 4<sup>th</sup> day of June, 2026.

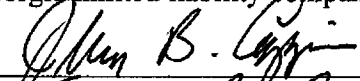
Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Notary Public  
[affix notary]

MASTER DECLARANT:

New Hampstead Holdings, LLC  
a Georgia limited liability company

By:   
Name: JEFFREY B. COLBIN  
Title: MANAGER

