

RETURN RECORDED DOCUMENT TO:
WHELCHER & MCQUIGG, LLC
504 BEACHVIEW DRIVE, SUITE 3-D
ST. SIMONS ISLAND, GA 31522

STATE OF GEORGIA
COUNTY OF GLYNN

Cross Reference – Deed Book 15-N, Page 146
Cross Reference – Deed Book 1193, Page 211
Cross Reference – Deed Book 3501, Page 22
Cross Reference – Deed Book 3548, Page 392

**AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR
SEA PALMS COLONY CONDOMINIUM**

THIS AMENDMENT to the Declaration of Condominium for Sea Palms Colony Condominium ("Amendment"), is made this 24th day of April, 2019 ("Effective Date"), by Sea Palms Colony Condominium Association, Inc. ("Association").

WITNESSETH

WHEREAS, the Declaration of Condominium for Sea Palms Colony Condominium (the "Declaration") is recorded in Deed Book 15-N, Page 146, in the Deed Records of Clerk of Superior Court of Glynn County, as amended by those certain amendments recorded in the aforesaid records in Deed Book 1193, Page 211, Deed Book 3501, Page 22, and Deed Book 3548, Page 392; and

WHEREAS, the Sea Palms Colony Condominium Association, Inc. desires to amend the Declaration as set forth herein; and

WHEREAS, Section 9 of the Declaration, as amended, provides for the amendment of the Declaration; and

WHEREAS, the Board of Directors has proposed and unanimously approved this Amendment; and

WHEREAS, notice of the proposed amendment was provided to all members of the Association on the 4th day of April, 2019; and

WHEREAS, at a meeting of the Association, not less than seventy-five percent (75%) of all members voted in person or if not in person, in writing, to approve said Amendment; and

NOW, THEREFORE, the Declaration of Condominium for Sea Palms Colony Condominium dated February 20, 1970 and all supplemental amendments and declarations heretofore adopted shall be amended as follows:

1. All capitalized terms which are used, but not defined in this Amendment shall have the meaning set forth in the Declaration.
2. Section 2 is hereby amended to add the following as Paragraph 16:
 "16. Single Family shall be akin to meaning set forth in The Zoning Ordinance of Glynn County, Georgia, and shall mean one (1) or more persons occupying a Unit, provided that unless all persons are related by blood or marriage, no such single family shall contain over five (5) persons, but further provided that domestic employees employed by the Unit Owner are excluded."
3. All uses of "Single Family" in the Declaration shall have the meaning set forth in Section 2, Paragraph 16, as defined in this Amendment.
4. Section 7, Paragraph 4, is hereby deleted in its entirety and replaced with the following:
 "4. Leasing. A Unit may be rented or leased by the Unit Owner, provided however that: (1) the occupancy by any lessee is for Single Family use only; (2) the lease is for the entire Unit and not merely a single room within said Unit; and (3) the lease term is at least thirty (30) days. Furthermore, no Unit, or any portion thereof, may be sublet. Any Unit Owner who leases their Unit shall be responsible for ensuring that the lessee(s) are aware of the use restrictions and the applicable rules and regulations promulgated by the Board of Directors."

IN WITNESS WHEREOF, the undersigned President and Secretary of the Board of Directors of the Sea Palms Colony Condominium Association, Inc. hereby certify that the amendments stated herein were duly adopted in accordance with the terms of the Declaration.

SEA PALMS COLONY CONDOMINIUM ASSOCIATION, INC.

Signed, sealed and delivered this 29th day of April, 2019, in the presence of:

Catherine J. Shyft
Unofficial Witness

Shirley J. Rasch
Notary Public, State of Georgia,
County of Glynn
My commission expires

By: *Bruce W. Whitelhurst*
Bruce W. Whitelhurst, President

Attest: *Carolyn Kelly*
Carolyn Kelly, Secretary

