

eFiled and eRecorded
DATE: 08/23/2024
TIME: 1:55 PM
DEED BOOK: 2872
PAGE: 675 - 676
FILING FEES: \$25.00
PARTICIPANT ID: 1863363876
RECORDED BY: AW
CLERK: Janie J. Jones
Barrow County, GA

Return To:
Kaye & Piland, LLP
258 North Broad Street
Winder, Georgia 30680

Cross Reference:
Deed Book 2336, Pages 140-153;
Deed Book 2345, Pages 170-184;
Deed Book 2863, Pages 312-313,
Barrow County, Georgia records.

DECLARATION OF
PROTECTIVE COVENANTS FOR
HEARTLAND ESTATES SUBDIVISION
PHASE 4

THIS SUPPLEMENTAL DECLARATION is made and entered into this 12th day of August, 2024 by Sarahplace, LLC, a Georgia limited liability company, hereinafter referred to as "Declarant."

WHEREAS, Supplemental Declarant is the record title owner of certain of the lots in the aforesaid Subdivision (hereinafter referred to as "Heartland Estates Phase 4");

WHEREAS, a Declaration of Protective Covenants for the Subdivision was previously recorded in Deed Book 2336, Pages 140-153 and in Deed Book 2345, Pages 170-184, Barrow County, Georgia records (hereinafter referred to as the "Prior Covenants"); and

WHEREAS, the Declarant is desirous of subjecting the Heartland Estates Phase 4 Declarant Property to the Prior Covenants, subject to the modifications and conditions specifically provided in this instrument.

NOW, THEREFORE, Declarant hereby declares that the below described Declarant Property is hereby subjected to the provisions of the Prior Covenants.

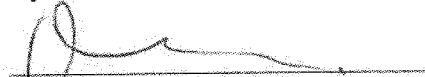
All that tract or parcel of land lying and being in the 243rd GMD, Barrow County, Georgia, as shown on that plat of survey entitled "Final Plan for Heartland - Phase 4", dated May 13, 2024, prepared by W.T. Dunahoo and Associates, LLC, certified by W.T. Dunahoo, Georgia Registered Land Surveyor No. 1577, and being of recorded in Plat Book 67, Page 69, Barrow County, Georgia records; which plat and the recording thereof are herein incorporated by reference thereto for a more complete description.

Ratification; Defined Terms. All terms and conditions of the Prior Covenants shall be applicable to the Supplemental Declarant Property. All capitalized terms used herein shall be as defined in the Prior Covenants, except as the same may be differently defined herein.


IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 12th day of August, 2024.

Declarant:
Sarahplace, LLC.

By:

 (SEAL)
Michelle Kaye, Attorney in Fact
P.O. Box 927
Statham, Georgia 30666

Signed, sealed and delivered, this
12th day of August, 2024
in the presence of:


Witness


Notary Public

