

Return to and prepared by  
Wellington Walk Homeowners Association  
Post Office Box 227  
Grayson, GA 30017

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

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REFERENCES: ~~TOM LAWLER~~ CLERK  
Page: 0076

**AMENDMENT TO THE DECLARATION OF COVENANTS,  
RESTRICTIONS AND EASEMENTS FOR  
WELLINGTON WALK SUBDIVISION**

THIS AMENDMENT is made as of the date set forth below by **WELLINGTON WALK HOMEOWNERS ASSOCIATION (WWHOA)**, a Georgia Corporation.

WHEREAS, Declarant recorded that certain Declarations of Covenants, Restrictions and Easements for Wellington Walk Subdivision in Book 13879, Page 0076 et seq., with the Clerk of Superior Court, Gwinnett County, Georgia, on March 6, 1997 ("Declaration"); and

WHEREAS, pursuant to the terms of Section 9.03 of the Declaration, the **WWHOA** may amend the Declaration by an instrument in writing and filed and recorded in the Land Records of the Superior court of Gwinnett County, Georgia provided, however, that in the event that such amendment materially alters or changes any Owner's right to the use or enjoyment of such Owner's Lot or of the Common Property as set forth in the Declaration such amendment shall be valid only upon the written consent thereto by a majority in number of the then existing Members affected thereby; and

WHEREAS, such amendment does not materially alter or change any Owner's right to the use and enjoyment of such Owner's Lot or of the Common Property;

NOW, THEREFORE, pursuant to the powers retained by **WWHOA** under the Declaration, **WWHOA** HEREBY AMENDS THE declaration as provided herein.

1.

Section 6.02 presently states:

6.02 Dwelling size; Garage. No dwelling shall be permitted on any Lot with less than 1,600 square feet of Living Space. Each dwelling shall have at least a two-car garage.

Section 6.02 of the Declaration is hereby stricken and the following is substituted in its place:

102376

6.02 Dwelling size; Garage. No dwelling shall be permitted on any Lot with less than 2,000 square feet of Living Space. Each dwelling shall have at least a two-car, side entry garage.

IN WITNESS WHEREOF, **WWHOA** herein, hereby executes this instrument under seal this the 5<sup>th</sup> day of July, 2001.

**WELLINGTON WALK HOMEOWNERS ASSOCIATION,  
A Georgia Corporation**

By: Mark K. Hester

Its: President

Attest: Tim Young

Its: Secretary  
**Corporate Seal (affix)**

Signed, sealed, and delivered  
This 5<sup>th</sup> day of July,  
2001 in the presence of:

Lauri B. Parker  
**WITNESS**

B. Thasene Gutter-Parker  
**NOTARY PUBLIC**

**B. Thasene Gutter-Parker**  
Notary Public, Gwinnett County, Georgia  
My Commission Expires May 2, 2004

