Deed Book 6970 Pg 105
Filed and Recorded Jul-25-2003 11:33am
2003-0037443
M. Linda Pierce
Clerk of Superior Court
Muscogee County County, Georgia

Return to:
Weissman, Nowack, Curry & Wilco, P.C.
One Alliance Center., 4th Floor
3500 Lenox Road
Atlanta, Georgia 30326
Attn: KCG

05/19/2005
SEE DE Book 7911 Page 99

STATE OF GEORGIA
COUNTY OF MUSCOGEE

Cross-Reference: Deed Book 4903
Page 063

MAPLE RIDGE GOLF COMMUNITY HOMEOWNERS' ASSOCIATION, INC.
COVENANT AMENDMENT - STATEMENT OF TERMINATION

THIS STATEMENT OF TERMINATION (hereinafter referred to as "Termination") is made and entered into this 30th day of June, 2003, DEVELOPER-INVESTORS, INC., a Georgia corporation (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant submitted certain property located in Muscogee County, Georgia, to that certain Declaration of Covenants, Conditions and Restrictions for Maple Ridge Golf Community ("Original Declaration") which was recorded in Deed Book 3847, Page 30 of the Muscogee County, Georgia, land records; and

WHEREAS, Declarant recorded an Amended and Restated Declaration of Covenants, Conditions and Restrictions for Maple Ridge Golf Community (hereinafter the "Declaration") dated February 9, 1998 and recorded on March 16, 1998, in Deed Book 4903, Page 063 et seq., Muscogee County, Georgia, land records, said property being described in the Declaration; and

WHEREAS, Declarant submitted additional property located in Muscogee County, Georgia, to the Declaration and amended the Declaration in the following documents entitled Supplementary Declaration of Covenants, Conditions and Restrictions for Maple Ridge Golf Community ("Supplementary Declaration") which were recorded as outlined herein above; and

WHEREAS, Declarant desires to deliver responsibility for all aspects of Association management and control of the subdivision and its improvements to the Association, pursuant to the terms and conditions expressed herein; and

WHEREAS, the Association desires to accept delivery of all aspects of Association management and control of the Association and its improvements; and

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WHEREAS, Article III, Section 2 of the Bylaws of Maple Ridge Golf Community Association, Inc., (hereinafter the "Bylaws"), provides that the Declarant retains the right to appoint and remove members to the Board until (a) December 31, 2005, or (b) the surrender by Declarant in writing of the authority to appoint and remove directors and officers of the Association; and

WHEREAS, Article IX, Section 1 of the Declaration provides that as the owner, or if not the owner with consent of the owner, Declarant shall have the unilateral right, privilege, and option from time to time at any time until December 31, 2005, to subject all or any portion of the real property described in Exhibit "C" of the Declaration; and

NOW, THEREFORE, in consideration of these premises, one dollar ($1.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant does hereby make and declare this Statement of Termination as follows:

1.

Pursuant to Article III, Section 2 of the Bylaws and Article IX, Section 1 of the Declaration, the Declarant does hereby voluntarily terminate the rights it has under the Declaration or Bylaws to: (i) appoint and remove directors and officers of the Association; (ii) vote as a Class B member; and (iii) unilaterally amend the Declaration with the exception of adding additional property until December 31, 2005.

2.

This Statement of Termination shall bind the Declarant and the Declarant's successors, representatives and assigns and shall inure to the benefit of the Association and all owners of lots as defined in the Declaration and their respective heirs, successors, representatives and assigns.

IN WITNESS WHEREOF, the Declarant has hereunto set its hand and caused the seals of the individual partners to be affixed, as of the day and year first above written.

DECLARANT:

DEVELOPER-INVESTORS, INC.,
a Georgia Corporation

Signed, sealed and delivered
this 24 day of July, 2003
in the presence of:

By: _____

Name: MAT SWIFT

Its: Pres.

Witness

Janice K. Venuto
Notary Public
My Commission Expires: 02-05-05

NOTARY SEAL