

Section 4.7 - No building, fence, wall, outbuilding or other structure or improvement shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made, nor shall any material alteration, addition or deletion be made incorporating the following Section(s):

Article IV of the Declaration entitled "Architectural Standards," shall be amended by

Declaration as follows:

NOW THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby amends and records this Supplemental Declaration in order to amend the Declaration.

WHEREAS, Declarant's right to amend the architectural guidelines in its compliance with the

WHEREAS, Declarant desires to supplement the Declaration to amend the architectural guidelines of the community ("Guidelines"); and

WHEREAS, Declarant executed that certain Declaration of Covenants, Conditions, and Restrictions for Reflections, which was recorded on March 24, 2006, in Deed Book 5635, page 594, *et seq.*, Hall County, Georgia records (as supplemented and/or amended from time to time, the "Declaration");

BACKGROUND STATEMENT

THIS SUPPLEMENTAL DECLARATION is made and entered into this 27 day of April, 2010, by RUBY FOREST, INC., a Georgia corporation ("Declarant").

**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
GRANDVIEW ESTATES COMMUNITY ASSOCIATION**


STATE OF GEORGIA

COUNTY OF HALL

Deed Book: 5635
Page: 594

Please cross-reference to Declaration:

After recording return to:
Bret Clark
P. O. Box 605
Buford, GA 30515-0605

BY 
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

FILED
HALL CO., GA
10 JUN 25 AM 9:27

1. Harmony of exterior design with existing or proposed improvements to the lots. This would include but not be limited to three sides brick, stone, masonry siding, three car capacity garage space, full sod in front and sides with a minimum of 20' beyond the deck or patio and the balance of the landscaping to be in conformity with the community standards.
2. The minimum heated square footage shall be 2,500 square feet for single story homes and 3,000 square feet for two story homes.

The purpose of this Article in providing the Architectural Committee with the authority to approve or disapprove plans and specifications for all improvements construction on the Lots is to maintain the value of all Lots and to protect all Owners against a diminution of value resulting from the construction of a residence or other structure incompatible with the proper development of the Properties. The disapproval of such plans and specifications shall be in the sole discretion of the Architectural Committee and shall be based upon the following factors:

1. Building plans showing floor plans and front, side and rear elevations, exterior finish schedule showing material, style and color for all surfaces.
2. Site plan showing location of buildings, drives, parking areas, sidewalks and all other improvements.
3. Landscape plan. The landscape plan may be submitted after construction commences, but must be approved by the Architectural Committee and implemented before installation of any landscape material.
4. The contractor who will perform and be responsible for all work.

to the landscaping of a Lot, until the plans and specifications showing the nature, kind, shape, height, materials, location and all other reasonable detail of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an architectural committee composed of three (3) or more representatives named in this Article or subsequently appointed by the Board of Directors of the Association (the "Architectural Committee"), as hereinafter provided. In the event the Architectural Committee fails to approve or disapprove the plans and specifications within sixty (60) days after the complete plans and specifications have been submitted to them in accordance with this Declaration, approval will not be required and this Article will be deemed fully complied with. In the event any improvement is destroyed in whole or in part, the improvement shall be reconstructed in accordance with the original plans and specifications approved by the Architectural Committee and any subsequent approved modifications thereto, or if the Owner desires to change the plans and specifications, all terms of this Declaration shall be complied with as if no improvement had been previously constructed. The initial Architectural Committee shall be the Declarant or its appointees, who shall serve until all Lots are sold and transferred by the Declarant. With the exception of initial members, each member of the Architectural Committee must be an Owner. Thereafter, all members shall serve at the pleasure of the Board of Directors of the Association. All notices of submission requests to be given to the Architectural Committee shall be in writing delivered by mail to the principal registered office of the Association as from time to time set forth in the records of the office of the Secretary of State of Georgia Corporate Division. Three copies of all such plans and specifications shall be furnished to the Architectural Committee. The plans and specifications shall include the following information:

DECLARANT:
RUBY FOREST, INC.,
 a Georgia corporation
 By: *[Signature]*
 Its: President
 [CORPORATE SEAL]

Signed, sealed, and delivered this day April of 27, 2010 in the presence of:

 Witness

 Notary Public

 [NOTARY SEAL]

3. General quality in comparison with the existing improvements to the lots.
 4. Location in relation to surrounding improvements.
 5. Location in relation to topography.
 6. Changes in topography.
 7. Aesthetic considerations.

NOW THEREFORE, pursuant to the powers retained by Declarant under the Declaration, Declarant hereby amends the Declaration as aforementioned.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed under seal the day and year first above written.