

STATE OF GEORGIA
COUNTY OF WHITE

SECOND AMENDMENT TO 2006 REVISED DECLARATION OF
COVENANTS, CONDITIONS, & RESTRICTIONS
FOR
PARADISE VALLEY CAMPGROUND

This Second Amendment to the 2006 REVISED DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR PARADISE VALLEY CAMPGROUND is made this 11th day of September, 2010, in accordance with and pursuant to the provisions of 2006 REVISED DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR PARADISE VALLEY CAMPGROUND, dated Sept. 8, 2006.

WITNESSETH:

WHEREAS, on Sept. 8, 2006, PARADISE VALLEY CAMPGROUND, INC., recorded in the Official Records of White County, Georgia, in Deed Book 1135, Pages 15-32, a 2006 REVISED DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR PARADISE VALLEY CAMPGROUND (hereinafter the "Declaration"); and

WHEREAS, said Declaration was first amended on August 17, 2007, recorded in the Official Records of White County, Georgia, in Deed Book 1208, Page 381; and

WHEREAS, in accordance with the terms of the aforesaid Declaration, and in particular Article IX, Section 2, the PARADISE VALLEY CAMPGROUND OWNERS ASSOCIATION, INC., has received the required number of affirmative votes from the members to amend the 2006 REVISED DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR PARADISE VALLEY CAMPGROUND; and

WHEREAS, PARADISE VALLEY CAMPGROUND OWNERS ASSOCIATION, INC., wishes to amend the 2006 REVISED DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR PARADISE VALLEY CAMPGROUND to consolidate the prior covenants and for other purposes; and

WHEREAS, said right to amend remains in full force and affect as of the date hereof; and

WHEREAS, this Amendment is made pursuant to the terms of the Declaration,

NOW THEREFORE, PARADISE VALLEY CAMPGROUND OWNERS ASSOCIATION, INC., does hereby amend the Declaration as follows:

ARTICLE I. Section 15. "Recreational Vehicle (RV)" shall mean a vehicle or park trailer designed as a temporary living quarters for recreational camping, travel, or seasonal use. RVs may have their own motor power (as are motor homes) or may be towed by another vehicle (as are travel trailers, 5th wheel travel trailers and park trailers). Specifically excluded from the above are mobile homes, pop-up campers, truck campers, and homemade and/or converted vehicles, trailers and buses. Specifically included in the above are factory manufactured conversion buses.

ARTICLE IX. Section 2. Amendment. Subject to the provisions of Article IX, this Declaration may be amended only by the affirmative vote (in person, by proxy, or absentee ballot) of members representing two-thirds (2/3) or more of the total votes cast by members in good standing, and said affirmative vote must be a minimum of a majority of the total voting power of the members in good standing. Any amendment must be recorded among the Official Records of White County, Georgia. Despite anything otherwise contained herein, in the event it is determined that any provisions of this Declaration needs to be amended to conform to guidelines established by an institutional lender who holds a loan secured by property subjected to this Declaration, the Association, without need of a membership vote, may make and adopt such amendments.

ARTICLE X. Section 2. Recreational Vehicle Use and Related Structures Only (Residential Use Forbidden).

(b) Only recreational vehicles (RVs) meeting the following criteria shall be allowed on the Lots:

1. No unit shall exceed 152 inches in width and 45 feet in length including tongue and hitch.
2. If any unit has slide-out or tip-out room, the width of the unit with the room extended shall not exceed 175 inches.
3. All units must have one black water holding tank, with knife valves to open and close to control fluids.
4. Blank Intentionally.
5. Park trailer exterior wall and roof colors and roof materials shall be as specified for Permanent Buildings, (Section 26), except that white is an approved exterior wall color.
6. All units must be set up on the Lot as to be moved in a reasonable time frame (axles, wheels, tires, etc., must be left affixed).
7. No entrance service may be larger than 100 amps, 220 volt, 60 Hertz.
8. No LP bottle can be larger than 40 pounds, unless factory installed, and no more than two per unit.
9. All air conditioners must be recreational vehicle type, except that park trailers may have an exterior unit, installed either under or adjacent to the park trailer. The installation of any exterior air conditioner requires a specific park permit and is subject to further restrictions and requirements, as may be adopted by the Board to mitigate noise and appearance.
10. Square footage cannot exceed 400 square feet.
11. RV's outside skin must conform to factory installed RVIA or RPTIA approved materials.

ARTICLE X. Section 25. Storage Buildings.

(b) must not exceed 14 feet in height from the sub-floor at the highest point; foundation posts shall not exceed three feet in height, measured at the terrain where any one foundation post is located. All other foundation posts height will be as need to level the building.

ARTICLE X. Section 26. Permanent Buildings.

(b) building foundation post shall not exceed three feet in height, measured at the highest terrain where any one foundation post is located. All other foundation post height will be as needed to level the building. Building shall not exceed 14 ft in height, measured from the sub-floor.

IN WITNESS WHEREOF, PARADISE VALLEY CAMPGROUND OWNERS ASSOCIATION, INC., a Georgia corporation, hereby executes this Amendment under seal effective the date and year first above written.

PARADISE VALLEY CAMPGROUND
OWNERS ASSOCIATION, INC. (Seal)

By: _____
Jo Roskosh, Secretary

Attest: _____
John Coons, President

Signed, sealed and delivered this
11th day of September in the presence of: _____