

Deed Book 66719 Page 691  
Filed and Recorded 04/17/2023 12:28:00 PM  
2023-0124956  
CATHELENE ROBINSON  
Clerk of Superior Court  
Fulton County, GA  
Participant IDs: 0093394794

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THIS SPACE FOR RECORDER'S USE ONLY

PREPARED BY AND  
AFTER RECORDING  
PLEASE RETURN TO:

Polsinelli PC  
1201 West Peachtree Street NW, Suite 1100  
Atlanta, GA 30309  
Attn: Andrew Shipp

Cross References:

Deed Book 33525, Page 266  
Deed Book 33925, Page 579  
Deed Book 34768, Page 312  
Plat Book 232, Page 21-25  
Plat Book 239, Page 19-23  
Fulton County, GA Records

**RENEWED AND EXTENDED  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**WHEREAS, Declarant, SIGNATURE COMMUNITIES AT ST. JOHNS CROSSING, LLC, a Georgia limited liability company, executed that certain Corrected Declaration of Covenants, Conditions and Restrictions for St. Johns Crossing dated April 17, 2003 and recorded April 25, 2003, in Deed Book 34768, Page 312 with the Fulton County, Georgia, Clerk of Superior Court (the "Declaration"), which included and covered all that tract or parcel of land lying and being in Land Lots 68 and 73 of the 9th District of Fulton County, Georgia, and being that property located within ST. JOHNS CROSSING as shown on a final plat recorded on Plat Book 232, Page 21-25 and on Plat Book 239, Page 19-23, in the Office of the Clerk of the Superior Court of Fulton County, Georgia (the "Land"), which plats are incorporated herein by reference for a more complete description of this property;**

WHEREAS, pursuant to Article VII, Section 3 of the Declaration, the Declaration will expire twenty (20) years after the Declaration was originally recorded;

WHEREAS, pursuant to Article VII, Section 3 of the Declaration, the Declaration can be renewed and extended, in whole or in part, if signed by two-thirds (2/3) of the Owners and filed for recording with the Fulton County, Georgia, Clerk of Superior Court, provided that each such agreement shall specify which sets of covenants and restrictions are so renewed and extended and the term for which they are renewed;

WHEREAS, this Renewed and Extended Declaration of Covenants, Conditions and Restrictions (this "Renewal Declaration"), by and between the Association, ST. JOHNS CROSSING HOMEOWNER'S ASSOCIATION, INC., a Georgia nonprofit corporation, and the Owners complies with the procedures for renewal and extension of the Declaration in Article VII, Section 3 of the Declaration; and

WHEREAS, more than two-thirds (2/3) of the Owners (60 Owners out of 87 Owners total) have signed this Renewal Declaration, as more particularly described in Exhibit A attached hereto and incorporated herein by reference, and, therefore, have properly renewed and extended the Declaration.

NOW, THEREFORE, the parties do hereby agree as follows:

RENEWED AND EXTENDED

Section 1. Recitals. The foregoing recitals are hereby incorporated herein by reference.

Section 2. Renewed. The Declaration is hereby renewed and shall run with and bind the Land. Notwithstanding the foregoing, Article VII, Section 3 of said Declaration is not renewed and is hereby deleted in its entirety.

Section 3. Extended. The Declaration will hereafter automatically renew, subject to O.C.G.A. § 44-5-60 (d).

Section 4. Successors and Assigns. The Declaration and this Renewal Declaration shall be binding upon and inure to the benefit of the Association and the Owners, and each of their respective successors and assigns.

Section 5. Reaffirmation. Except as expressly modified herein, the Association and the Owners hereby reaffirm all of the terms and provisions of the Declaration and agree that such Declaration shall continue to be valid, enforceable, and run with and bind the Land.

Section 6. Defined Terms. Capitalized terms used but not otherwise defined in this Renewal Declaration have the meanings given such terms in the Declaration.

IN WITNESS WHEREOF, the undersigned, being the Association and Owners, have hercunto set their hand and seal this 13<sup>th</sup> day of April, 2023.

Association:

**ST. JOHNS CROSSING HOMEOWNER'S ASSOCIATION, INC.,**  
a Georgia nonprofit corporation

Signed, sealed and delivered  
This 13 day of Apr., 2023  
In the presence of:

*Michael B.*  
UNOFFICIAL WITNESS

By: *Donnie Bryant* (SEAL)  
Name: *Donnie Bryant*  
Title: *President*

*Darren Dix*  
NOTARY PUBLIC

My Commission Expires: *24 Aug 2026*

