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Augusta, GA 30907

Book 00968:2354 Augusta - Richmond County
2005000189 01/04/2005 09:36:35.01
\$14.00 DECLARATION RESTRICTIVE COVENA

2005000189 Augusta - Richmond County

BARNETT CROSSING

FOURTH SUPPLEMENTAL DECLARATION

OF

COVENANTS, CONDITIONS AND RESTRICTIONS

THIS FOURTH SUPPLEMENTAL DECLARATION of Covenants, Conditions and Restrictions is made by **Home Sites, Ltd.**, a Georgia limited partnership, hereinafter referred to as "Declarant".

WITNESSETH:

Declarant is the owner of certain real property located in Richmond County, Georgia, known as **Barnett Crossing, Section Four**, more particularly described on Exhibit A attached hereto. The **Barnett Crossing Declaration of Covenants, Conditions and Restrictions**, dated June 25, 2001, is recorded in the Office of Clerk of Superior Court of Richmond County, Georgia, on Realty Reel 736, pages 68-88. The **Barnett Crossing First Supplemental Declaration of Covenants, Conditions and Restrictions**, dated July 17, 2001, is recorded in the said Clerk's Office, on Realty Reel 739, pages 2184-2187. The **Barnett Crossing Second Supplemental Declaration of Covenants, Conditions and Restrictions**, dated December 31, 2001, is recorded in the said Clerk's Office, on Realty Reel 766, pages 2127-2127. The **Barnett Crossing Third Supplemental Declaration of Covenants, Conditions and Restrictions**, dated May 1, 2002, is recorded in the said Clerk's Office, on Realty Reel 778, pages 192-195. Said declaration and three


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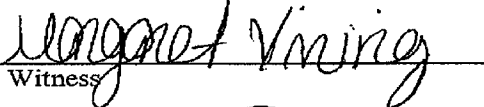
supplemental declarations are hereinafter collectively referred to as "the Barnett Crossing Declaration". To preserve and enhance the property values and quality of life in Barnett Crossing, and the health, safety and general welfare of the owners of the properties therein, Declarant hereby declares that all of Barnett Crossing, Section Four, shall be held, sold and conveyed subject to the Barnett Crossing Declaration and this Fourth Supplemental Declaration which shall run with the title to the land in Barnett Crossing, Section Four. The Barnett Crossing Declaration and this Fourth Supplemental Declaration shall be binding upon and shall inure to the benefit of Declarant, its successors and assigns, and all persons who may hereafter acquire any right, title or interest in said real property, or any portion thereof. Pursuant to Article XI, Section 3, of the Barnett Crossing Declaration, Barnett Crossing, Section Four, described on Exhibit A attached hereto, is hereby annexed to and made a part of Barnett Crossing, as defined in the Barnett Crossing Declaration.

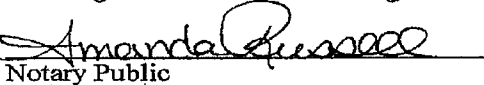
IN WITNESS WHEREOF, Declarant has caused this Fourth Supplemental Declaration to be executed and sealed by its general partner, this 16th day of December, 2004.

HOME SITES, LTD.

By:  [SEAL]
OTIS L. CROWELL, As Its General Partner

SIGNED, SEALED AND DELIVERED
in the presence of:


Witness


Notary Public



MY COMMISSION EXPIRES
SEPTEMBER 7, 2008

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Exhibit A

All that tract or parcel of land situate, lying and being in Richmond County, Georgia, containing 32.32 acres, known and designated as Barnett Crossing, Section Four, as shown on a plat thereof recorded in the Office of Clerk of Superior Court of Richmond County, Georgia in Plat Cabinet C, Slide 135, Plats B+C, to which plat reference is made for a more complete and accurate description and location of said property. Said property contains 55 residential lots (Lots 34-51, Block B; Lots 5-8, Block C; Lots 1-10, Block D; and Lots 1-23, Block E), a street named Social Circle, and portions of streets named Barnett Crossing and Madison Lane, as shown on said plat. Tract "A" shown on said plat, containing 0.64 acre, is not a part of Barnett Crossing, and is not subject to the Barnett Crossing Declaration or this Fourth Supplemental Declaration.

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01/04/2005 09:36:35.01
Elaine C. Johnson
Clerk of Superior Court

SHEET ONE OF TWO

RECORD PLAT

SECTION FOUR

BARNETT CROSSING

PROPERTY LOCATED WEST OF AUGUSTA

AUGUSTA, RICHMOND COUNTY, GEORGIA

DATE: AUGUST 12, 2004 SCALE: 1" = 100'
 REV. DATE: 09-14-04 (ADDED TRACT "A")
 REV. DATE: 11-18-04 (REV LOTS 1-8 "B")

PREPARED FOR:

OWNER/DEVELOPER

HOME SITES, LTD.

024 STEVENS CREEK ROAD, AUGUSTA, GEORGIA 30909

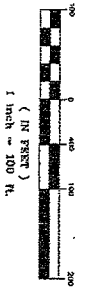
TELEPHONE: 706-855-1089

PREPARED BY:

SOUTHERN PARTNERS, INC.

ENGINEERS - SURVEYORS - PLANNERS - G.P.S.
 1233 AMUNSTIA WEST PARKWAY, AUGUSTA GA, 30909 (706) 855-0000

GRAPHIC SCALE



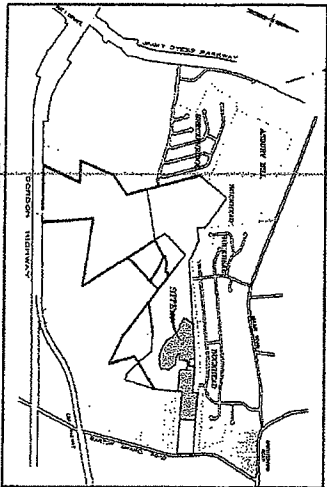
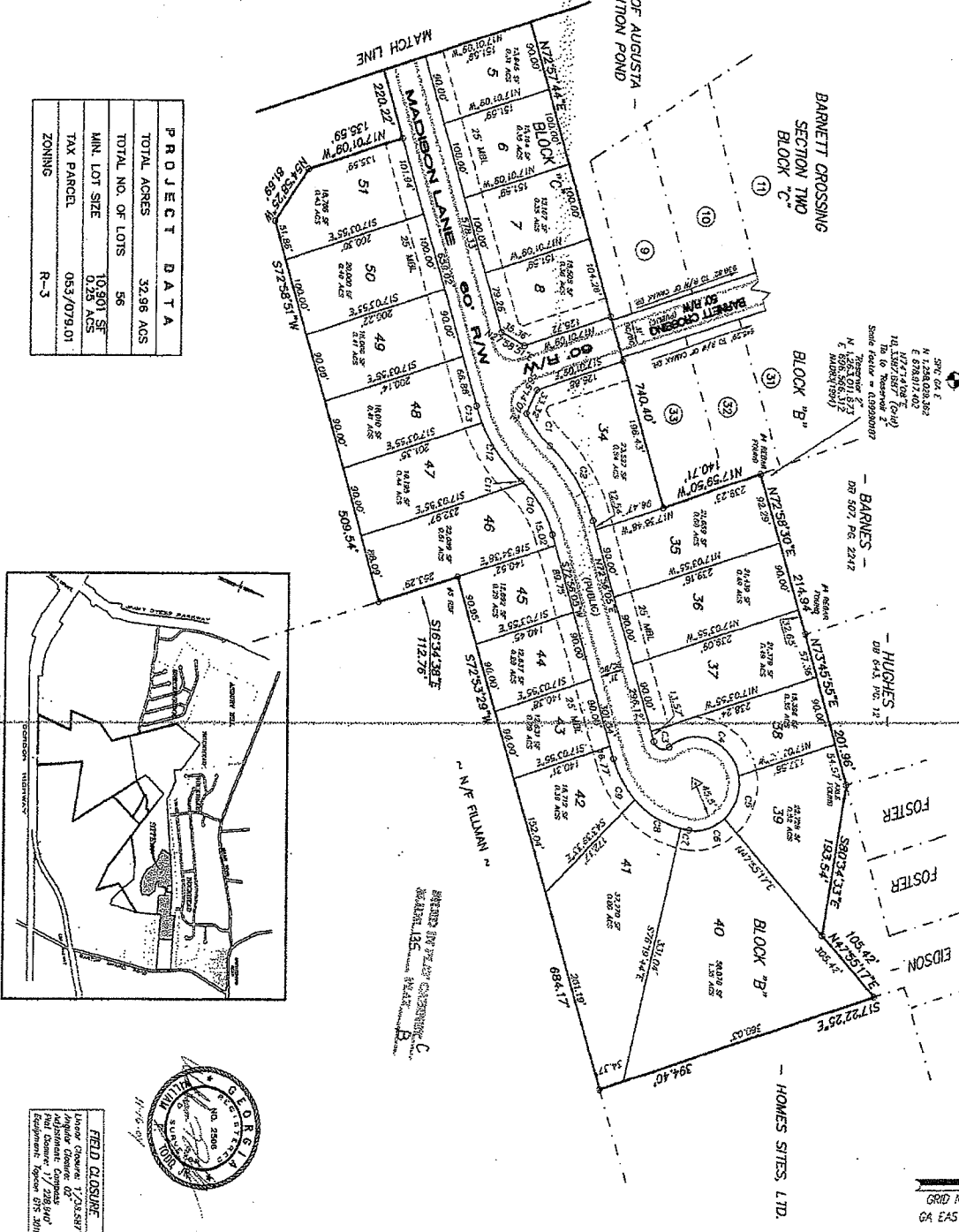
- NOTES:
- 1) SETBACKS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 - 2) THERE SHALL BE A 25' MINIMUM BUILDING LINE ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE SHOWN.
 - 3) THERE SHALL BE A 5' EASEMENT ALONG EACH SIDE OF THE SIDE LOT LINES AND A 10' EASEMENT ALONG THE REAR OF ALL LOT LINES FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.
 - 4) THERE SHALL BE A 20' UTILTY EASEMENT RESERVE OVER ALL UTILITY LINES AS SHOWN, OR OTHERWISE SHOWN.
 - 5) SETBACKS - LOTS GREATER OR EQUAL THAN 60' BUT LESS THAN 90' EQUAL TO 70' - 7' REAR SETBACKS - 20% OF DEPTH BUT NO MORE THAN 50'

Note: According to FEMA FIRM panel number 130158 0002E map date March 23, 1999 and effective date March 23, 1999, this property is not located in a 100 year floodplain.

PROJECT DATA	
TOTAL ACRES	32.96 ACS
TOTAL NO. OF LOTS	56
MIN. LOT SIZE	18,801 SQ. FT. OR 0.43 ACS
TAX PARCEL	053/079.01
ZONING	R-3

APPROVED FINAL PLAT
 (Not Valid until signed)
 Augusta, Richmond County
 Planning Commission
 Date Approved: 11-18-04
 Commissioner: *[Signature]*

APPROVED FINAL PLAT
 (Not Valid until signed)
 Augusta, Richmond County
 Planning Commission
 Date Approved: 12-08-04
 Commissioner: *[Signature]*

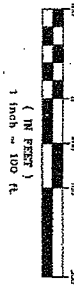


FIELD CLOSURE
 Lower Closure: 1/23/08
 Upper Closure: 02/11/08
 Adjustment: Closed
 Equipment: Spherulite
 Station: 875, 318

SP No. 22141-04
 RECP/AT/221413RP

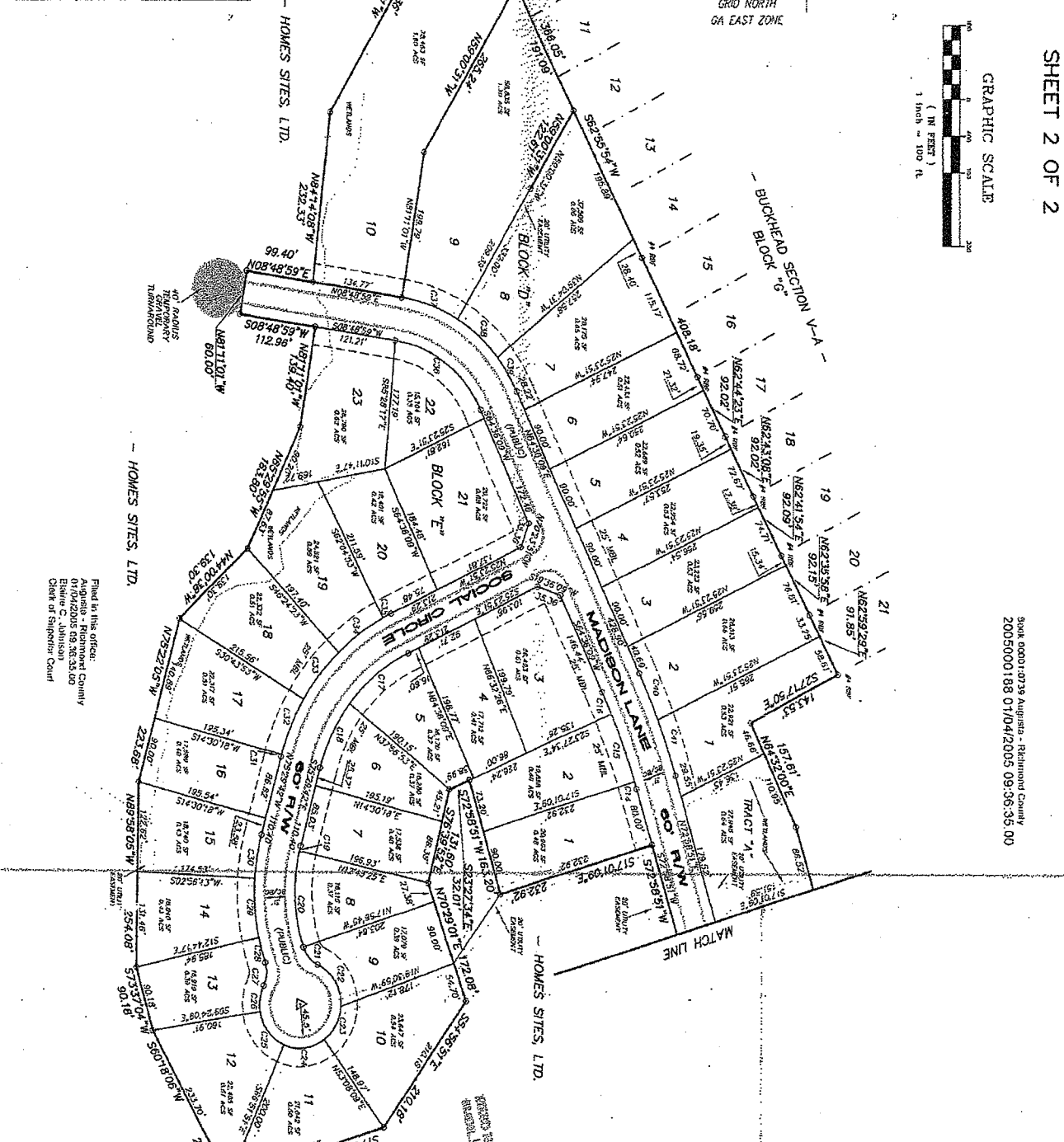
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GRAPHIC SCALE



GRID NORTH
GA EAST ZONE

LINE	LENGTH	BEARING	COORD. INCR./DECR.
C26	36.52	S81°58'02"W	36.00
C27	33.25	N85°58'38"W	33.21
C28	34.64	S80°00'	34.63
C29	42.07	S80°00'	42.07
C30	60.57	S80°00'	60.57
C31	31.8	S80°00'	31.8
C32	62.07	S80°00'	62.07
C33	62.07	S80°00'	62.07
C34	62.07	S80°00'	62.07
C35	62.07	S80°00'	62.07
C36	62.07	S80°00'	62.07
C37	62.07	S80°00'	62.07
C38	62.07	S80°00'	62.07
C39	62.07	S80°00'	62.07
C40	62.07	S80°00'	62.07
C41	62.07	S80°00'	62.07



LINE	LENGTH	BEARING	COORD. INCR./DECR.
C1	53.29	S50°00'	53.29
C2	103.53	S20°34'	103.53
C3	86.07	S50°00'	86.07
C4	124.42	S50°00'	124.42
C5	90.57	S50°00'	90.57
C6	92.08	S50°00'	92.08
C7	71.02	S50°00'	71.02
C8	74.11	S50°00'	74.11
C9	68.34	S50°00'	68.34
C10	78.87	S50°00'	78.87
C11	3.71	S50°00'	3.71
C12	92.91	S50°00'	92.91
C13	21.19	S50°00'	21.19
C14	10.00	S50°00'	10.00
C15	92.07	S50°00'	92.07
C16	32.81	S50°00'	32.81
C17	111.85	S50°00'	111.85
C18	92.30	S50°00'	92.30
C19	7.48	S50°00'	7.48
C20	133.87	S50°00'	133.87
C21	33.57	S50°00'	33.57
C22	76.67	S50°00'	76.67
C23	52.57	S50°00'	52.57
C24	42.23	S50°00'	42.23
C25	60.17	S50°00'	60.17

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Filed in this office:
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Elihu C. Johnson
Clerk of Superior Court

SP No. 22143-04
REC'D AT 2/21/05

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