



JOY LYNN TURNER

CLERK OF SUPERIOR COURT

CAMDEN COUNTY

RETURN AFTER RECORDING TO:

Drapac Capital Partners
Attn: Amanda Avery
1031 Marietta Street NW
Atlanta, Georgia 30318

Cross Reference: Deed Book 1852, Page 225

25690920

**FOURTH AMENDMENT TO THE AMENDED AND RESTATED NORTSHORE
SUBDIVISION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS**

THIS FOURTH AMENDMENT TO THE NORTSHORE SUBDIVISION DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (hereinafter referred to as “**Fourth Amendment**”) is made this 25th day of August, 2025 by **STARS & STRIPES 3I, LLC**, a Delaware limited liability company (hereinafter referred to as “**Declarant**”) and **NORTSHORE GA PROPERTY OWNER’S ASSOCIATION, INC.**, a Georgia nonprofit corporation (hereinafter, the “**Association**”).

W I T N E S S E T H:

WHEREAS, Declarant executed that certain Amended and Restated Northshore Declaration of Covenants, Conditions, Restrictions and Easements, which was recorded on March 14, 2017 at Deed Book 1852, Page 225, *et seq.*, Camden County, Georgia land records; as amended by that certain First Amendment to the Amended and Restated Northshore Subdivision Declaration of Protective Covenants, Conditions, Restrictions and Easements, recorded on September 19, 2017 in Deed Book 1882, Page 121, *et seq.* of the Camden County, Georgia records; as amended by that certain Second Amendment to the Amended and Restated Northshore Subdivision Declaration of Protective Covenants, Conditions, Restrictions and Easements, recorded on February 20, 2020 in Deed Book 2015, Page 602, *et seq.*, aforesaid records (hereinafter as supplemented and/or amended from time to time, referred to as the “**Declaration**”); and

WHEREAS, Article XI, Section 4 of the Declaration provides, in pertinent part, that until the Conversion Date, Declarant may unilaterally amend the Declaration for any purpose; provided,

however, such amendment shall not materially adversely affect the substantive rights of any Owner or adversely affect title to a Lot without the consent of the affected Owner; and

WHEREAS, the Conversion Date has not occurred; and

WHEREAS, this Fourth Amendment does not materially adversely affect the substantive rights of an Owner or adversely affect the title to a Lot.

NOW THEREFORE, the undersigned hereby adopt this Fourth Amendment to Amended and Restated NorthShore Subdivision Declaration of Covenants, Conditions, Restrictions, and Easements, hereby declaring that all of the property now or hereafter subject to the Declaration shall be held, conveyed, encumbered, used, occupied and improved subject of the Declaration, amended as follows:

1.

Article II, Section 3. The following provision shall be added to Article III, Section 3:

“(q). Animals. No animals, livestock, or poultry shall be raised, bred, or kept anywhere within the Property, except that common household pets may be kept by the occupants of each Lot, provided such pets are not kept, bred or maintained for any commercial purpose and provided further that such pets are neither dangerous nor a nuisance to the residents of the Property. No pet shall be allowed to run at large, and all pets shall be kept within an enclosed area, which must be clean, sanitary and reasonably free of refuse and waste. No pets may be maintained, kept, cared for or boarded for hire or remuneration and no kennels for boarding or operation shall be allowed. “Common household pets” means dogs, cats, domestic birds, and fish. Dogs must be kept on a leash or within enclosed areas at all times. The Association may establish a maximum number of pets that may be kept on a Lot.”

2.

Article III, Section 7 of the Declaration is hereby deleted in its entirety and replaced as follows:

“Section 7. Vehicles, Trailers, Boats, and Commercial Trucks. To preserve the residential appearance of the Property, no trailers, boats, or commercial trucks are permitted to be parked or stored outside of an enclosed garage. Vehicles of any kind—including, but not limited to, commercial trucks, trailers, recreational vehicles, or boats—may not be parked on blocks or maintained outside a garage. Owners of more than two non-commercial automobiles stored inside an enclosed garage may park additional non-commercial automobiles outside the garage. For purposes of this section, commercial trucks do not include pickup trucks displaying business names or information.”

3.

Unless otherwise defined herein, any capitalized term used in this Fourth Amendment shall have the same meaning ascribed to it in the Declaration.

4.

This Fourth Amendment shall be effective only upon being recorded in the records of the Clerk of the Superior Court of Camden County, Georgia.

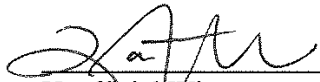
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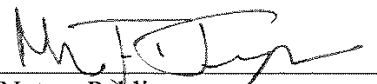
Except as herein modified, the Declaration shall remain in full force and effect.

[Signatures on following page]

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

Signed, sealed and delivered
in the presence of:


Unofficial Witness

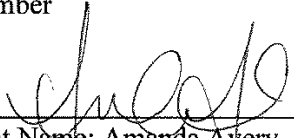

Notary Public

My Commission Expires: April 11, 2029

DECLARANT:

STARS & STRIPES 3I, LLC
a Delaware limited liability company

By: **DSSII Holding Co., LLC**, a Delaware
limited liability company, its Managing
Member

By: 
Print Name: Amanda Avery
Title: Manager

