

This document prepared by and return to:

Christopher R. Jordan
Hunter Maclean Attorneys
777 Gloucester Street, Suite 400
Brunswick, GA 31520

Cross-Reference to:
Deed Book 23-V, Page 528:
Plat Drawer 19, Map No. 719:
Book IV, Folio 459;
Plat Book 34, Pages 57-60:

EIGHTH AMENDMENT TO
DECLARATION OF CONDOMINIUM FOR
HANOVER SQUARE CONDOMINIUM

THIS AMENDMENT TO THE DECLARATION is made as of May 1, 2018, by HANOVER VENTURES, a Georgia general partnership, by and through its President, James F. Barger (the "Developer"), and the undersigned, Owner(s) of all Units (the "Unit Owners"), and all the Mortgagee(s) of the respective Units in the Condominium.

RECITALS

- A. The Developer executed and recorded a Declaration of Condominium for Hanover Square Condominium dated May 12, 1986 and recorded the same in Deed Book 23-V, Page 528, Glynn County, Georgia Records (the "Initial Declaration"). The Initial Declaration has been amended seven times by instruments recorded in the aforesaid records (the "Amendments"). The Initial Declarations and all Amendments are referred to as the "Declaration".
- B. The Initial Declaration described a Plat by James L. Conine dated May 5, 1983 and recorded in Plat Drawer 19, as Map No. 719, aforesaid records, which delineated the Property submitted in the Initial Declaration and the buildings and structures thereon (the "Initial Plat"). The Initial Plat has been amended numerous times as described in the Amendments to the Declaration (the "Plat Amendments"). The Initial Plat and all Plat Amendments are referred to as the "Plat."
- C. The Initial Declaration described Plans by R. Edward Cheshire, III, Registered Architect, dated August 30, 1982, and recorded in Book IV or Condominium Plans, Folio 459, aforesaid records (the "Initial Plans"). The Initial Plans have been amended numerous times as described in the Amendments to the Declaration (the "Plans Amendments"). The Initial Plans and all Plans Amendments are referred to as the "Plans".

- D. The Developer, Unit Owners, and all Mortgagee(s) desire to clarify and define existing Units in Building Two and to reallocate interest in Common Elements, Votes and Common Expense.
- E. Mortgagee(s) join this Amendment to evidence their consent and agreement as required by O.C.G.A. Section 44-3-93 (c).

NOW THEREFORE, IN CONSIDERATION of the premises, the Declaration is hereby amended as follows:

- I. Section 1 Q. is amended by providing that "Plans" shall also mean and include all previously recorded Plans pertaining to this Condominium, and in addition, those Plans prepared by Anne K. Smith of Lominack Kolman Smith Architects LLP, Registered Architect No. RA7574 dated February 27, 2018 and certified March 15, 2018, which are recorded in Plat Book 34, Pages 57, 58, 59 and 60, Glynn County, Georgia Records and show the required information with regard to Building Two of the Condominium.
- II. The Declaration is amended to provide that, as to Buildings One, Two and Three, all Units, and Common Elements within said Buildings or pertaining, thereto, as shown on the Plat and Plans (including those first described herein) and/or described on Exhibit "B", are hereby confirmed to be Units, and Common Elements which are and have been submitted under the Declaration and which are and have been a part of the Hanover Square Condominium as of the date of recording each Amendment which first refers to each Unit, or Common Element.
- III. The parties hereto acknowledge and agree that to the best of their knowledge and belief Polycoastal Group, LLC, a Georgia limited liability company, is the current owner of Unit C in Building Two as set forth in the Plans.
- IV. Exhibit "B" of the Declaration is amended to read as set forth on Exhibit "B" attached to this Eighth Amendment.
- V. The Mortgagee(s) join the execution of this amendment to agree and consent to the same and for no other purposes.
- VI. All other terms and provisions of the Declaration are hereby ratified, confirmed and submitted.

IN WITNESS WHEREOF, the Developer, Unit Owners, and Mortgagee(s) have executed this Amendment to the Declaration as of the day and year first above written.

(signature page attached)

*(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square
Condominium)*

**OWNER OF UNITS A, B, C, AND D -
BUILDING ONE:**

1806 FREDERICA LLC

BY: [Signature]
NAME: Zachry Veni
TITLE: member

Signed and delivered
In the presence of:

[Signature]
Unofficial Witness

Printed Name: JEFF RAUTZ

[Signature]
Notary Public

Printed Name: Suzanne Allen Sapp

My Commission expires 8/17/2020



(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square Condominium)

**MORTGAGEE OF UNITS A, B, C, AND D -
BUILDING ONE:**

UNITED COMMUNITY BANK

BY: _____

NAME: _____

TITLE: _____

J. Brett Brown
J. Brett Brown
Vice President

Signed and delivered

In the presence of:

Kevin Townsend

Unofficial Witness

Printed Name: _____

Kevin Townsend

Notary Public

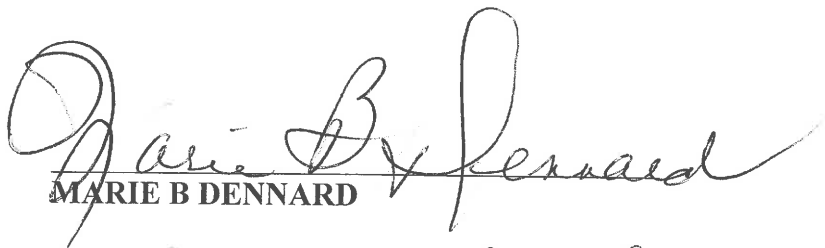
Printed Name: NICOLE BLALOCK

My Commission expires JULY 1 2018



(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square Condominium)


OWNER OF UNITS E, F, G, AND H -
BUILDING ONE:



MARIE B DENNARD

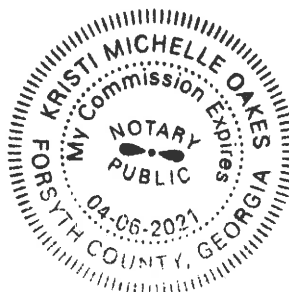

CAMILLE R ADAMS

Signed and delivered

In the presence of:

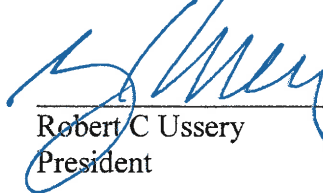

Unofficial Witness
Printed Name: Susan Bates


Notary Public
Printed Name: Kristi Oakes
My Commission expires 4-6-21



(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square Condominium)

OWNER OF UNIT A - BUILDING TWO:


Robert C Ussery
President

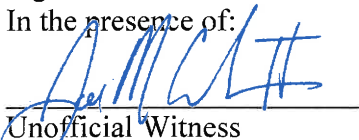
Ussery-Rule Architects, P.C.

~~U.R. & T. PARTNERSHIP~~

BY: 4/18/2018
NAME: Robert C Ussery
TITLE: President / Owner / Architect

Signed and delivered

In the presence of:



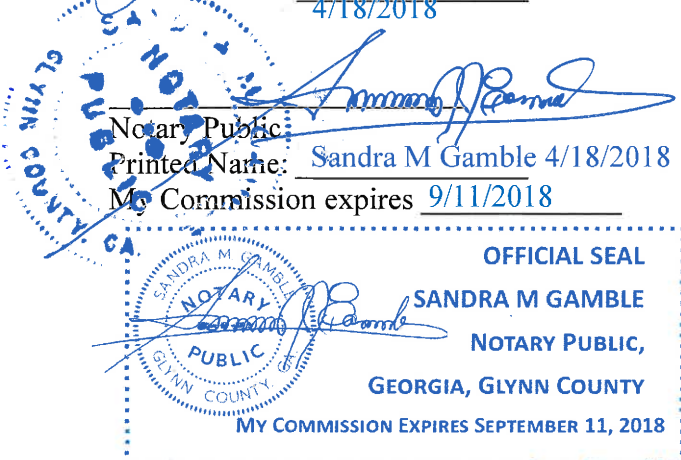
Unofficial Witness

Printed Name: Joe M Combs II
4/18/2018

Notary Public

Printed Name: Sandra M Gamble 4/18/2018

My Commission expires 9/11/2018



(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square Condominium)

OWNER OF UNIT B - BUILDING TWO:

LEA REALTY INVESTMENTS, LLC

BY: Jolene M. Lea
NAME: Jolene M. Lea
TITLE: Owner

Signed and delivered

In the presence of:

Madison Coiner

Unofficial Witness

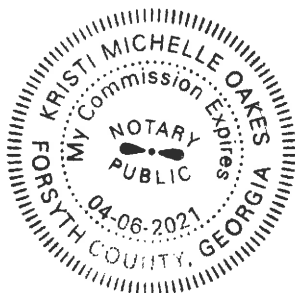
Printed Name: Madison Coiner

Kristi Oakes

Notary Public

Printed Name: Kristi Oakes


My Commission expires 4-6-21



(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square Condominium)

MORTGAGEE OF UNIT B - BUILDING TWO:

SOUTHEASTERN BANK

BY: 
NAME: JOHN C. Houser
TITLE: EVP

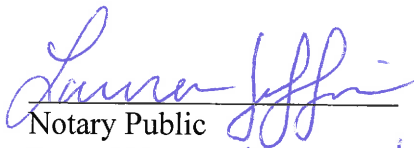
Signed and delivered

In the presence of:



Unofficial Witness

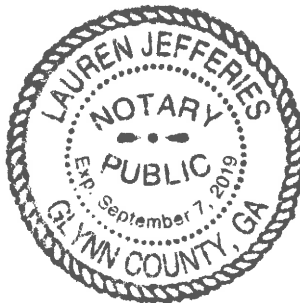
Printed Name: Lauren Jones



Notary Public

Printed Name: Lauren Jefferies

My Commission expires 9/7/19



(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square
Condominium)

OWNER OF UNIT C – BUILDING TWO:

POLYCOASTAL GROUP, LLC

BY: *Randall D. Jordan*
NAME: Randall D. Jordan
TITLE: Sole Member

Signed and delivered

In the presence of:

Mallory A. Brack

Unofficial Witness

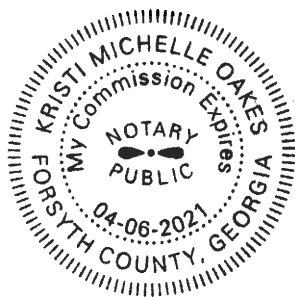
Printed Name: Mallory A. Brack

Kristi Oakes

Notary Public

Printed Name: Kristi Oakes

My Commission expires 4-6-21



(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square Condominium)

MORTGAGEE OF UNIT C – BUILDING TWO:

UNITED COMMUNITY BANK

BY: _____

NAME: _____

TITLE: _____

J. Brett Brown
Vice President

Signed and delivered
In the presence of:

Kevin Townsend

Unofficial Witness

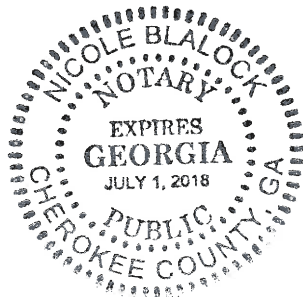
Printed Name: *Kevin Townsend*

Nicole Blalock

Notary Public

Printed Name: *NICOLE BLALOCK*

My Commission expires *JULY 1 2018*



(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square Condominium)

DEVELOPER AND OWNER OF UNIT D -
BUILDING TWO:

HANOVER VENTURES

BY: James F. Barger
NAME: JAMES F. BARGER
TITLE: Partner

Signed and delivered
In the presence of:

Joslyn B. Sloan
Unofficial Witness
Printed Name: Joslyn B. Sloan

Lenora Baker
Notary Public
Printed Name: Lenora Baker
My Commission expires July 26, 2021



JB

(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square Condominium)

OWNER OF UNITS A AND B – BUILDING THREE:

W. S. Miller

W S MILLER

Martha C Miller

MARTHA C MILLER *per P.O.A.*

Signed and delivered
In the presence of:

Frances S. O'Connor

Unofficial Witness

Printed Name: *FRANCES S. O'CONNOR*

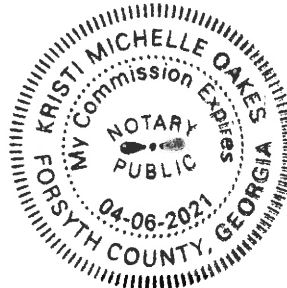
Kristi Oakes

Notary Public

Printed Name:

Kristi Oakes
4-6-21

My Commission expires _____



(Signature Page – Eighth Amendment to Declaration of Condominium for Hanover Square Condominium)

OWNER OF UNIT C – BUILDING THREE:

Thomas B Stroud

**THOMAS B STROUD, AS TRUSTEE OF THE
E. THOMAS STROUD FAMILY TRUST**

R Frederick Stroud

**R FREDERICK STROUD, AS TRUSTEE OF
THE E. THOMAS STROUD FAMILY TRUST**

Signed and delivered
In the presence of:

[Signature]

Unofficial Witness

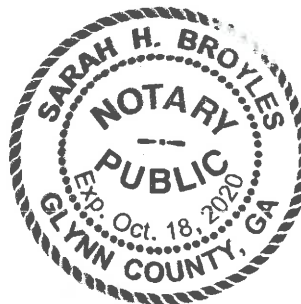
Printed Name: Christina Johnson

Sarah H Broyles

Notary Public

Printed Name: Sarah H Broyles

My Commission expires 10/18/20



8th amendment recorded 5/2/2018 by Jordan Law and new tenant Reserve At Frederica signed by ALL owners

Exhibit "B"

UNIT DESIGNATION	BUILDING DESIGNATION	UNIT AREA (SQUARE FOOTAGE)	ALLOCATION OF PERCENTAGE INTEREST IN COMMON ELEMENTS, UNIT VOTES, LIABILITY FOR COMMON EXPENSES	APPURTENANT LIMITED COMMON ELEMENTS
1806 Beachview A	One	1,050.0	7.08%	
1806 Beachview B-C-D	One	1,598.6	10.79%	
1806 Travel E-F-G	One	1,575.0	10.63%	
1806 Travel H	One	525.0	3.54%	
1804 URA A	Two	2,100.0	14.17%	1,480 ¹
1804 Coastal B	Two	1,866.67	12.59%	525 ²
1804 Reserve C	Two	3,446.3	23.25%	2,162 ³
? D	Two	0	0.00%	1,050 ⁴
1802 Miller A	Three	802.0	5.41%	
1802 Miller B	Three	545.0	3.68%	
1802 Stroud C	Three	1,313.0	8.86%	

The total square footage of all Units, including Limited Common Elements within the Condominium, as defined by the Declaration and shown on the Plans, is 20,038.57 square feet.

¹Consists of 1,050 square feet of basement/garage space and 430 square feet of attic space

²Consists of 525 square feet of basement/garage space

³Consists of 1,050 square feet of basement/garage space and 1,195 square feet of attic space

⁴Consists of 1,050 square feet of basement/garage space

Building Two Units and Limited Common Elements shown on revised Plans prepared by Anne K. Smith of Lominack Kolman Smith Architects LLP, Registered Architect No. RA7574 dated February 27, 2018 and certified March 15, 2018, which are recorded in Plat Book 34, Pages 57, 58, 59 and 60, , Glynn County, Georgia Records.