RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SAVANNAH GREENS NO 2 SUBDIVISION (CC&R'S)

Article I	Recitals				
Article II	Declarations				
Article III	Definitions				
Article IV	Purpose				
Article 5	Permitted Uses and Performance Standards				
Section	5.01	Use			
	5.02	Buildings			
	5.03	Approval of Use	and Plans		
	5.04	Prohibited Buildin	ng/Use	a, b, c, d, e, f	
	5.05	Set-Backs			
	5.06	Antennae			
	5.07	Easements		a, b, c, d, e	
	5.08	Lighting			
	5.09	Roofs			
	5.10	Animals			
	5.11	Septic Tank/Cess	pools		
	5.12 Grading and Drainage				
	5.13	Commercial Use	Prohibited		
	5.14	Maintenance	Re-stated	a, b, c, d, e, f, g, h	
	5.15	Mining and Drilling	ng		
	5.16 Boats, Campers and Other Vehicles				
	5.17	Automobiles			
	5.18	Garage Doors			

5.19 Exterior Materials and Colors

5.20 Vehicles **Exterior Energy Devices** 5.21 5.22 Mailboxes 5.23 Signs 5.24 Subdividing 5.25 Fences a, b, c, d, e 5.26 Landscaping a, b 5.27 **Irrigation Water** 5.28 Adoption of ACC Rules/Standards **Savannah Greens Owners Association inc.** Section 6.01 Organization of Association 6.02 Members 6.03 Voting 6.04 Board of Directors and Officers 6.05 Powers of Association a, b, c, d, e, f, g,(i, ii, iii) h 6.06 Duties of Association a, b, c, d, e, f, g, h, i, j 6.07 Budgets and Financial Statements a, b, c **Article VII Maintenance of Private Roads and Security Facilities** Section 7.01 Duty to Maintain Private Roads Section 7.02 Duty to Maintain Security Facilities 7.03 Liability for Damage 7.04 Cost of Maintenance, Repair and Replacement 7.05 Easement for Maintenance 7.06 Easement for Use 7.07 Reserves for Maintenance, Repair and Replacement 7.08 ACHD Not Liable

Article VI

Article VIII Insurance Restated

Section 8.01 Property Casualty Insurance a (i, ii, iii, iv, v, vi) b Section 8.02 Flood Insurance 8.03 Comprehensive Public Liability Insurance 8.04 Other Insurance a, b, c 8.05 Proceeds from Insurance 8.06 Premiums – Allocations Article IX **Party Walls** Section 9.01 General Rules Apply 9.02 Sharing of Costs 9.03 Weatherproofing 9.04 Right of Contribution 9.05 Arbitration **Association Properties** Article X Section 10.01 Use a, b, c, d 10.02 Damages 10.03 Damage and Destruction 10.04 Condemnation Article XI **Assessments** Section 11.01 Covenant to Pay Assessment 11.02 Regular Assessments a, b, c, d 11.03 Special Assessments a, b 11.04 Limited Assessments a, b, c 11.05 Assessment Due Date 11.06 Interest and Penalties 11.07 Estoppel Certificate

11.08 N	Notice and	Quorum	Requirements
---------	------------	--------	--------------

a, b

Article XII

Section 12.01 Right to Enforce

12.02 Creation of Assessment Liens

12.03 Notice of Assessment

Enforcement of Assessment

12.04 Enforcement

12.05 Notice Required

12.06 Reporting a, b, c, d, e, f, g

12.07 Term of Assessment

12.08 Non-Exclusive Remedy

Article XIII Architectural Control Committee

Section 13.01 Members of the Committee

13.02 Appointment

13.03 Compensation

13.04 Non-Liability

13.05 Approval Required

13.06 Variances

13.07 Application a, b, c

13.08 Decision

13.09 Inspection and Complaint a, b

13.10 Hearing

13.11 Appeal

13.12 Enforcement

13.13 Additional Damages

13.14 Non-Exclusive Remedy

13.15 Private Rights

Article XIV Protection of Mortgagees

Section 14.01 Purpose

14.02 Restrictions on Amendments

14.03 Mortgagee Defined

14.04 Right to Notice

14.05 Exemption from Prior Assessment

14.06 Changes Requiring Unanimous Approval a, b

14.07 Restrictions on Other Charges a, b, c, d, e

14.08 Right to Inspect Books, Etc

14.09 Notification of Damages

14.10 Right to Pay Charges

14.11 Fidelity Bond Required

14.12 Lessee's Obligations

14.13 Liability for Taxes

14.14 Waiver of Liability and Subrogation

14.15 Additional Contracts

14.16 Release of Information by Mortgagee

14.17 Restricted Application

Article XV Miscellaneous

Section 15.01 Term

15.02 Amendments

15.03 Sewer Covenants a, b, c, d, e, f

15.04 Books and Records

15.05 Non-Waiver

15.06 Acceptance

15.07 Indemnification of Board Members

15.08 Notices

15.09 Interpretation

15.10 Severability