

FILED
LINCOLN COUNTY GEORGIA

DEC 17 2024

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SUPERIOR-JUVENILE COURTS
AMANDA A. DOSS, CLERK

GEORGIA LINCOLN COUNTY
OFFICE OF CLERK FOR SUPERIOR COURT
FILED AT: 1:59 P.M.
DATE: December 17, 2024
RECORDED DEED PLAT J&L RECORD
322 AT PAGE(S) 135-164
DATE: December 17, 2024
AMANDA A. DOSS, CLERK
BY: [Signature] Deputy Clerk

STATE OF GEORGIA)
)
COUNTY OF LINCOLN)

**NOTICE OF DISSOLUTION OF
COVENANTS FOR LONG LEAF POINTE
SUBDIVISION**

THIS NOTICE OF DISSOLUTION OF COVENANTS FOR LONG LEAF POINTE SUBDIVISION is made and published as of this 17th day of December, 2024, by a majority of the Lot Owners in the Long Leaf Pointe Subdivision under the laws of the State of Georgia.

WITNESSETH:

WHEREAS, GEORGIA SHORELINE, LLC, the original developer of the Long Leaf Pointe Subdivision, published its "Declaration of Protective Covenants for Long Leaf Pointe Subdivision Created Pursuant to the Plat Known as "Long Leaf Pointe" Recorded in Plat A, Map Numbers 156 through 157, In the Office of the Superior Court of Lincoln County" dated May 16, 2006 and recorded in the Office of the Clerk of Superior Court of Lincoln County, Georgia on May 16, 2006 in deed book 161 pages 768-780 (hereinafter the "Covenants");

WHEREAS, pursuant to paragraph 14 of the Covenants, the Covenants "shall attach to and run with the land for a period of twenty (20) years from the date hereof [May 16, 2006] at which time these covenants and restrictions shall be automatically renewed for successive periods of twenty (20) years, *unless by a vote of the majority of the then owners of the Lots, it is agreed to terminate or change same in whole or part.*";

WHEREAS, pursuant to Article IV of the Covenants, GEORGIA SHORELINE, LLC recognized the creation of "The Long Leaf Pointe Homeowners Association, Inc." as the "Association" for the Long Leaf Pointe Subdivision, however, no such entity bearing that name was ever formed or exists. Instead, Longleaf Pointe Homeowner's Association, Inc. was formed on July 20, 2006, and has purported to be the homeowner's association referenced in the covenants;

WHEREAS, Longleaf Pointe Homeowner's Association, Inc. did not publish its purported "By-Laws" until July 28, 2021, when it recorded a document titled "By-Laws of Longleaf Pointe Homeowners [sic] Association, Inc." in the Office of the Clerk of Superior Court of Lincoln County, Georgia on July 28, 2021 in deed book 288 pages 791-797 (hereinafter the "By-Laws");

WHEREAS, the filed By-Laws are unsigned, bear no corporate seal, and purport to place restrictions on the votes of members, specifically stating that a member may only vote on an issue "if that members [sic] dues are current as of 30 days prior to a meeting";

WHEREAS, the By-Laws, Covenants, and Articles of Incorporation all fail to define what "dues" are;

Cross Reference Deed Book 161 Page 768-780

WHEREAS, the By-Laws purport to create an annual assessment of \$600.00 per year “against all lots in the subdivision,” but not against the members, and said annual assessment is never referred to as “dues”;

WHEREAS, there are seventy (70) lots in the Longleaf Pointe Subdivision;

WHEREAS, the Covenants and By-Laws have been purported to be amended several times, however no amendment demonstrates that it was passed with the required thirty-six (36) votes of the then owners of Lots in the subdivision;

WHEREAS, the Covenants are set to renew on or after May 16, 2026, and a majority of the owners of Lots have agreed to terminate the Covenants in whole;

NOW, THEREFORE, a majority of the owners of Lots do hereby vote to terminate, in their entirety, the Covenants applicable to the Long Leaf Pointe Subdivision and relieve Long Leaf Pointe Homeowners’ Association, Inc. of any further powers or duties related to said subdivision, and authorize this notice of said vote to be recorded in the land records of the office of the Lincoln County Superior Court Clerk. As evidence of this vote, the signatures of 37 lot owners are affixed hereinbelow.

[SIGNATURES ON THE FOLLOWING PAGE]