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Doublegate Homeowners Association
c/o Gregory R. Veal, Esq.
Bovis, Kyle & Burch
200 Ashford Center North, Suite 500
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Re: Doublegate Subdivision

The following restrictions and covenants are found in the Fulton County Superior Court Records regarding the various units and phases of Doublegate Subdivision:

Unit I – Final plat filed March 1983 and recorded in Plat Book 129, pages 3-5. No covenants on plat or in a recorded declaration.

Unit 2 – Final Plat filed September 1984, and recorded in Plat Book 137, page 60 and filed January 1984 recorded in Plat Book 141, page 115. Covenants on plat which provide for expiration on January 1, 2005.

Unit III – Final Plat filed May, 1988 and recorded in Plat book 157, page 41. Reference on Plat “Restrictive Covenants on Plat Book 137, page 60, Fulton County Records.”

Unit IV – Final Plat filed July, 1986, recorded in Plat Book 147, page 86. Reference on Plat “Restrictive Covenants on Plat Book 137, page 60, Fulton County Records.”

Phase V – Declaration of Restrictions and Covenants for Doublegate Subdivision dated April, 1988, filed for record June 3, 1988, recorded in Deed Book 11596, page 36, aforesaid records. Final Plat filed June 16, 1995, and recorded in Plat Book 186, page 24, aforesaid records. Notwithstanding the fact that the Final Plat was filed in 1995, no reference appears on said Plat regarding the covenants and therefore no greater life is given to the covenants.

Phase VI – Declaration of Restrictions and Covenants for Phase VI of Doublegate Subdivision dated July 20, 1989, filed August 28, 1989, recorded in Deed Book 12779, page 184, aforesaid records. Final Plat filed November 20, 1992, and recorded in Plat Book 175, page 112, aforesaid records.

Unit VII – Final Plat filed November, 1992, recorded in Plat Book 175, page 113. Reference on Plat “Restrictive Covenants on Plat Book 137, page 60, Fulton County Records.”

Unit VIII (“Also know as Doublegate VII, Phase II”) – Final Plat filed October, 1992, and recorded in Plat Book 175, page 57. Reference on Plat “Restrictive Covenants on Plat Book 137, page 60, Fulton County Records.”

Unit IX – Final Plat filed September, 1994, and recorded in Plat Book 182, page 91. Reference on Plat “Restrictive Covenants on Plat Book 137, page 60, Fulton County Records.”

Unit X – Final Plat filed November, 1993, and recorded in Plat Book 179, page 34. Reference on Plat “Restrictive Covenants on Plat Book 137, page 60, Fulton County Records.”

Unit XI – Final Plat filed November, 1993, and recorded in Plat Book 179, page 35. Reference on Plat “Restrictive Covenants on Plat Book 137, page 60, Fulton County Records.”

Unit XII – Final Plat filed October, 2003, and recorded in Plat Book 245, page 134. Reference on Plat “Restrictive Covenants on Plat Book 137, page 60, Fulton County Records.”

Restrictions and covenants affecting subdivisions filed prior to March 28, 1990, expired after 20 years unless renewed by all of the property owners and other parties in interest.

For restrictions and covenants filed after March 28, 1990, and before July 1, 1991, the Statute (GA Code 44-5-60) provided that planned subdivisions containing no fewer than 15 individual plots may be continued beyond 20 years. Each such continuation shall continue for an additional 10 years with no limit on the number of times the covenants may be continued. The requirement for continuation was for at least two-thirds of the recorded owners consenting to a continuation.

For restrictions and covenants filed after July 1, 1991, and before July 1, 1993, the Statute provided that planned subdivisions containing no fewer than 15 individual plots may be continued beyond 20 years. Each such continuation shall continue for an additional 20 years with no limit on the number of times the covenants may be continued. The requirement for continuation was for at least two-thirds of the recorded owners consenting to a continuation.

For restrictions and covenants filed on July 1, 1993 and thereafter the Statute provides that covenants restricting land to certain uses affecting planned subdivisions containing no fewer than 15 individual plots shall be automatically renewed beyond the 20 years unless terminated. Each automatic renewal shall be for an additional 20 year period and there shall be no limit on the number of times such covenants shall be renewed.

The covenants for Unit 2, as shown on Book 137, page 60, which plat was subsequently revised and recorded in Plat Book 141, page 115, expired after 20 years.

The covenants for Units III and IV were as established on Plat Book 137, page 60 had a 20 year life from the date of the final plat filed for each such unit and therefore have expired.

The covenants for Phase V were dated April, 1988 and were established by Declaration of Restrictions and Covenants and provided for a 20 year life; therefore these restrictions have expired.

The covenants for Phase VI were established by Declaration of Restrictions and Covenants. The Declaration was dated July 20, 1989, and provided for a 20 year life, therefore, these restrictions and covenants are still valid.

The covenants for Units VII and VIII were as established on Plat Book 137, page 60 had a 20 year life from the date of the final plat and therefore have expired.

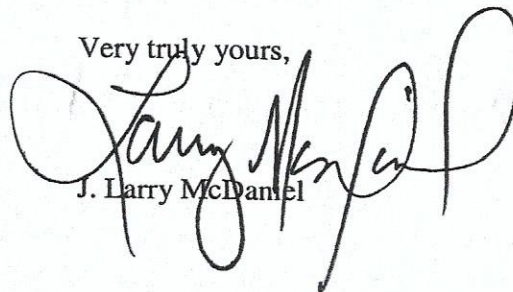
The covenants for Units IX, X, XI and XII were as established on Plat Book 137, page 60 and had a twenty year life, however, the final plats were filed subsequent to July 1, 1993, therefore, the covenants are still in effect by automatic renewal.

I apologize for the poor quality of the plat copies but these are as good as we can obtain from the Fulton County Records. I have included two sets of the copies.

Please don't hesitate to call me with any questions regarding the foregoing.

With kind regards.

Very truly yours,



J. Larry McDaniel

