

Tiana P Garner, Clerk of Superior Court  
Gwinnett County, GA

ERECORDED

After recording return to:  
Mahaffey Pickens Tucker, LLP  
1550 North Brown Rd., Suite 125  
Lawrenceville, GA 30043  
(CDH/ )

Cross Reference Deed  
Book 61069, Page 23  
Book 61094, Page 269  
Gwinnett County, Georgia  
Records

**STATE OF GEORGIA**

**COUNTY OF GWINNETT**

**AMENDMENT TO MASTER DECLARATION OF  
PROTECTIVE COVENANTS FOR PARK RIDGE AT SUGAR HILL AND BYLAWS OF  
PARK RIDGE AT SUGAR HILL MASTER ASSOCIATION, INC.**

THIS AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS FOR PARK RIDGE AT SUGAR HILL AND BYLAWS OF PARK RIDGE AT SUGAR HILL MASTER ASSOCIATION, INC. (the "Amendment") is made and entered into this 5 day of November, 2025, by MC2 Holdings, LLC, a Georgia limited liability company (the "Declarant").

WHEREAS, Declarant is the Declarant of that certain Master Declaration of Protective Covenants for Park Ridge at Sugar Hill recorded March 1, 2024 in Deed Book 61069, Page 23, in the office of the Clerk of Superior Court, Gwinnett County, Georgia records, as amended from time to time (the "Declaration") and the Bylaws of Park Ridge Master Association, Inc. attached thereto as Exhibit C (the "Bylaws");

WHEREAS, pursuant to Section 15.3 of the Declaration, the Members of the Association may amend the Declaration by a two-thirds (2/3) vote;

WHEREAS, pursuant to Section 3.3(c) of the Declaration, Declarant shall, at all times during the Declarant Control Period, be deemed to have no less than an eighty percent (80%) voting interest in the Association;

WHEREAS, Declarant controls a sufficient amount of voting power to effect the instant Amendment, and to take such action without the necessity of a meeting of the Members, pursuant to Section 2.10 of the Bylaws;

WHEREAS, the Declarant now desires that the Declaration be amended in the manner hereinafter specified;

NOW, THEREFORE, pursuant to Section 15.3 of the Declaration, the Declarant does hereby consent to the amendment of, and does hereby amend, the Declaration as follows:

1. Capitalized Terms. Any capitalized terms used herein, including those used in the foregoing recitals, that are not specifically defined in this Amendment shall have the meaning ascribed to such terms in the Declaration.
2. Leasing Cap. Section 8.3 of the Declaration is hereby deleted and replaced in its entirety with the following:

**8.3. Leasing Cap.**

(a) Pursuant to the terms of City of Sugar Hill Zoning Resolution RZ-21-003, the maximum number of Townhome Lots within the Community which may be leased at any one time shall be limited to twenty percent (20%) of the total number of Townhome Lots for which a Certificate of Occupancy has been issued.

(b) Notwithstanding anything to the contrary contained herein, Lots 1 through 24 of the Townhome Lots, as per plat recorded August 7, 2025 in Plat Book 167, Page 299, aforesaid records, are hereby designated as twenty-four (24) of the total Townhome Lots permitted to be leased under Section 8.3(a), above, and City of Sugar Hill Zoning Resolution RZ- 21-003; provided, however, that such designation may be waived by the Owner of any such Lot.

3. Effective Date. This Amendment shall be effective when recorded in the Office of the Clerk of Superior Court, Gwinnett County, Georgia.
4. Modification. Subject to the foregoing, the Declaration shall remain in full force and effect and shall not be amended except as modified herein.

[Signatures commence on following page]

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

DECLARANT:

**MC2 HOLDINGS, LLC,**  
a Georgia limited liability company

By: \_\_\_\_\_ (SEAL)  
Name: Cl. De Kennedy  
Title: Manager

Signed, sealed, and delivered  
in the presence of:

[Signature]  
WITNESS

[Signature]  
NOTARY PUBLIC

My Commission Expires

