



**WALT LAWSON**  
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**EFFINGHAM COUNTY**

**After Recording Return To:**

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**Cross Reference:**

Deed Book 2503, Page 47  
Effingham County, GA

**FIRST AMENDMENT TO THE BYLAWS FOR**  
**BUCKINGHAM PLANTATION, PHASE 2A**

This First Amendment to the ByLaws for Buckingham Plantation, Phase 2A is made on the date hereinafter set forth below.

**W I T N E S S E T H:**

WHEREAS, D.M. Jones Construction, Inc. recorded that certain Declaration of Covenants, Conditions and Restrictions for Buckingham Plantation, Phase 2A dated December 12, 2018 and recorded at Deed Book 2503, Pages 47-55, Effingham County, Georgia land records, as amended (hereafter referred to as the "Declaration");

WHEREAS, New Horizon Development Company, LLC (hereafter referred to as the "Declarant") is the Declarant under the terms of the Declaration pursuant to that certain Assignment of Declarant Rights for Protective Covenants for Buckingham Plantation, 2A, recorded on April 30, 2020, in Deed Book 2589, Page 234-236 of the Effingham County, Georgia records;

WHEREAS, Buckingham Plantation Phase 2A Homeowners Association, Inc. (hereafter referred to as the "Association") is the homeowners association identified in the Declaration;

WHEREAS, the ByLaws of Buckingham Plantation, Phase 2A (hereafter referred to as the "ByLaws") are the Bylaws of the Association;

WHEREAS, pursuant to, Article VI, Section 6.6(a) of the ByLaws, so long as the Class "B" Membership exists, the Class "B" Member may unilaterally amend the ByLaws for any other purpose, provided the amendment has no material adverse effect upon the rights of greater than two percent of the Members.

WHEREAS, pursuant to the terms of the Declaration, the Declarant is the sole Class "B" Member;

WHEREAS, as of the date of this Amendment, the Declarant's Class "B" Membership in the Association has not terminated;

WHEREAS, this Amendment has no material adverse effect upon the rights of greater than two percent of the Members;

WHEREAS, Declarant, as the sole Class "B" Member, desires to amend the Bylaws; and

NOW, THEREFORE, the Bylaws are hereby amended as follows:

1.

**Article III, Section 3.2 Number of Directors is amended by striking same in its entirety and substituting the following therefor:**

3.2 Number of Directors.

The Board shall consist of one to seven directors, as provided in Sections 3.3 and 3.5 below. The initial Board shall consist of one (1) director as identified in the Articles of Incorporation, as amended.

2.

**Article IV, Section 4.1 Officers is amended by striking same in its entirety and substituting the following therefor:**

4.1 Officers. The officers of the Association shall be a President, Vice President, Secretary, and Treasurer. The Board may appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have such authority and perform such duties as the Board prescribes. Any two or more office may be held by the same person, except the offices of President and Secretary.

IN WITNESS WHEREOF, the undersigned has executed this Amendment this 27 day of October, 2025.

DECLARANT:  
NEW HORIZON DEVELOPMENT COMPANY, LLC  
By: [Signature]  
Its: President

Signed, sealed and delivered  
In the presence of:

Witness: [Signature]  
[Signature]  
Notary Public

