

Rec: \$25.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 0898700085

After Recording Return To:  
Lueder, Larkin & Hunter, LLC  
5900 Windward Parkway, Suite 390  
Alpharetta, Georgia 30005  
Attn: Brendan R. Hunter

Cross Reference:  
Deed Book 10290, Page 1  
Deed Book 14625, Page 1318

STATE OF GEORGIA

COUNTY OF CHEROKEE

**FULL TERMINATION OF DECLARANT'S RIGHTS UNDER THE  
DECLARATION OF PROTECTIVE COVENANTS AND EASEMENTS  
FOR CADENCE, THE BYLAWS OF CADENCE NEIGHBORHOOD  
ASSOCIATION, INC., AND THE ARTICLES OF INCORPORATION  
OF CADENCE NEIGHBORHOOD ASSOCIATION, INC.**

THIS INSTRUMENT is made as of the 1<sup>st</sup> of August, 2022 by  
STONECREST HOMES GA, LLC, a Georgia limited liability company (hereafter referred to as the  
"Declarant").

WITNESSETH:

WHEREAS, Declarant is the "Declarant" under that certain Declaration of Protective  
Covenants and Easements for Cadence, which was recorded on July 10, 2008, in Deed Book  
10290, Page 1 of the Cherokee County, Georgia land records (hereafter referred to as the  
"Declaration");

WHEREAS, Cadence Neighborhood Association, Inc. (hereafter referred to as the  
"Association") is the homeowners association identified in the Declaration;

WHEREAS, the Declaration, the Bylaws of Cadence Neighborhood Association, Inc.  
(hereafter referred to as the "Bylaws"), and the Articles of Incorporation of Cadence Neighborhood  
Association, Inc., as on file with the Georgia Secretary of State (hereafter referred to as the  
"Articles") are the governing documents of the Association (the Declaration, Bylaws and Articles are  
hereinafter referred to collectively as the "Governing Documents");

WHEREAS, Declarant now desires to terminate all of its rights under the Governing  
Documents; and

NOW, THEREFORE, for and in consideration of one dollar (\$1.00) and for other good and  
valuable consideration, the receipt of which is hereby acknowledged, Declarant hereby takes the  
following action:

1. Full Termination: The Declarant hereby terminates any and all of its rights as  
Declarant under the Governing Documents. Upon the recordation of this Instrument, the Declarant

shall have no more rights, authority, or exemptions whatsoever as Declarant afforded to it by the Governing Documents.

2. No Modification: Except as set forth herein, this Instrument does not amend any provision of the Governing Documents and the provisions of the Governing Documents shall remain in full force and effect.

3. Definitions. Unless otherwise defined herein, the capitalized words used in this Instrument shall have the same meaning as set forth in the Declaration.

IN WITNESS WHEREOF, the undersigned duly authorized representative of Declarant has executed this Instrument under seal as of the date first above written.

Signed, sealed and delivered  
in the presence of:

Witness: MVEY  
Kathy Coburn  
Notary Public

Kathy Coburn  
NOTARY PUBLIC  
Cherokee County, GEORGIA  
My Commission Expires 01/22/2024

**DECLARANT:**

STONECREST HOMES GA,  
LLC, a Georgia limited liability  
company

By: CDH (Seal)

Name: Charles D. Heiser Jr.

Its: Manager