

JOINT APPLICATION
FOR
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,
REVOCABLE LICENSE AGREEMENT
AND REQUEST FOR
WATER QUALITY CERTIFICATION
AS APPLICABLE

INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, Savannah District, US Army Corps of Engineers, ATTN: CESAS-RD, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640. Phone (912) 652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. _____

2. Date _____

3. For Official Use Only _____

4. Name and address of applicant. Jones Creek Landing Community Assn. P.O. Box 24105
St. Simons Island, GA
5. Location where the proposed activity exists or will occur. Jones Creek Landing
Community Dock 31522

Lat. _____ Long. _____

Glynn
County

Military District

St. Simons Island
In City or Town

Near City or Town

Jones Creek Landing
Subdivision

0016-00 001-022
Lot No.

Lot Size

Approximate Elevation of Lo

State

Jones Creek
Name of Waterway

Hampton River
Name of Nearest Creek, River, Sound,

Georgia
Bay or Hammock

6. Name, address and title of applicant's authorized agent for permit application coordination.

Ken Trowbridge, President Jones Creek Landing Community Association
113 Jones Creek Dr. St. Simons Island, GA 31522

Statement of Authorization: I hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.

Ken Trowbridge
Signature of Applicant

3-21-2025

Date

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, of float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.)

Remove two existing 8ft x 40ft wooden floating docks and six wooden pilings that secure the docks. Attach a new 10ft x 100ft. wooden floating dock using existing ramp to front of fixed platform, approximated 6ft-8ft back from front edge of platform. Remove 1 of 9 pilings securing platform. Attach snap jackets to remaining pilings.

8. Proposed use: Private ☒ Public ☐ Commercial ☐ Other ☐ (Explain)

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.

Jim Bailey 142 Shore Rush Drive, St. Simons Island, GA 31522
Margot Chung 130 E. Commons Drive, St. Simons Island, GA 31522

10. Date activity is proposed to commence. March 2026

Date activity is expected to be completed. April 2026

11. Is any portion of the activity for which authorization is sought now complete ☐ Yes ☒ No

a. If answer is "Yes", give reasons in the remarks in the remarks section.
Indicate the existing work on the drawings.

b. If the fill or work is existing, indicate date of commencement and completion.

c. If not completed, indicate percentage completed.

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

Issuing Agency

Type Approval

Identification No. Date/Application

Date/Approval

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13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein?
☐ Yes ☒ NO (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want to bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

a. Purpose of excavation or fill _____.

1. Access channel length _____ depth _____ width _____
2. Boat basin length _____ depth _____ width _____
3. Fill area length _____ depth _____ width _____
4. Other _____ length _____ depth _____ width _____
(Note: If channel, give reasons for need of dimensions listed above.)

b. If bulkhead, give dimensions _____

-- Type of bulkhead construction (material) _____

1. Backfill required: Yes _____ No _____ Cubic yards _____

2. Where obtained _____

c. Excavated material

1. Cubic yards _____

2. Type of material _____

15. Type of construction equipment to be used _____

a. Does the area to be excavated include any wetland? Yes ☐ No ☐

b. Does the disposal area contain any wetland? Yes ☐ No ☐

c. Location of disposal area _____

d. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized: _____

e. Will dredged material be entrapped or encased? _____

f. Will wetlands be crossed in transporting equipment to project site? _____

g. Present rate of shoreline erosion (if known) _____

16. Description of Avoidance, Minimization and Compensation: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Also, provide a brief description of how impacts to waters of the United States will be compensated for, or a brief statement explaining why compensatory mitigation should not be required for those impacts.

There will be no mitigating water bottoms.

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17. Water Quality Certification: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item, which is not applicable to a specific project, should be so marked. Additional information will be requested if needed.

a. Please submit the following:

1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.
2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.
3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any aboveground storage areas must be diked, and there should be no storm drain catch basins within the dike areas. All valving arrangements on any petro-chemical transfer lines should be shown.
4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.
5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes.

b. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.
2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.
3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

18. Application is hereby made for a permit or permits to authorize the activities described herein; Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.



Signature of Applicant

19. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

PRIVACY ACT NOTICE

The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fills material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary; however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

SUPPORTING REMARKS:

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Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

LOCATION: Jones Creek Landing Community Dock

County Glynn Landmarks Jones Creek Landing
Municipality St. Simons Island Waterway Jones Creek

FACILITY: Jones Creek Landing Community Dock

Facility Type ☒ Private ☐ Public ☐ Commercial ☐ Other
Dock Space ☐ Leased ☐ Sold ☐ Rented ☐ Other

Size of Upland Area (sq. ft.) _____ Size of Submerged Area (sq. ft.) _____

WATERWAY INFORMATION:

open water ☐ river ☒ creek ☐ basin ☐

Tidal Range (ft. MLW) _____ Water Depth (ft. MLW) _____

Channel Width (ft. MLW) _____ Depth of Dredging (ft. MLW) _____

Distance facility will extend into the waterway beyond MLW _____

EXISTING OR PLANNED SERVICES IN JURISDICTION:

☐ boat ramp	☐ hoist	☐ mobile lift	☐ vessel TV hookup
☐ railway	☐ fuel	☐ propeller repair	☐ electrical repair
☐ pump-out vessels	☐ hull repair	☐ engine repair	☐ vessel electric hookup
☐ boat building	☐ ship's store	☐ dockmaster's office	☐ fire protection
☐ restrooms	☐ showers	☐ restaurant	☐ laundromat
☐ hotel	☐ # of vehicle parking spaces	☐ # of trailer parking spaces	

DREDGING/FILLING/ShORELINE STABILIZATION:

<u>no</u>	Will dredging be required for the access channel?	RECEIVED
<u>no</u>	Will dredging be required for boat basin?	
<u>no</u>	Is filling proposed in tidal wetlands?	MAR 25 25
<u>no</u>	Is filling proposed in open water?	
<u>no</u>	Will dredge disposal sites be required?	GA-DNR
<u>no</u>	Have future dredge disposal sites been identified?	
<u>no</u>	Have future dredge spoil sites been set aside with deeds or easements?	
<u>no</u>	Is shoreline stabilization proposed? If so, what type? _____	
<u>no</u>	Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)	

HABITAT/WILDLIFE/CULTURAL RESOURCES: (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

no Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?
If yes, what is the distance? _____

no *Is this habitat identified as "essential fish habitat"?

_____ Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?

no Do oyster or clam beds occur in or near the project site or access channels?
If yes, what is the distance? _____ If yes, what is the acreage? _____

_____ *Is project site near active crabbing areas?

no *Is the project site in designated bait zones?

no Is the project site in or near an area of historic, archeological, or scenic value?
If yes, explain _____

* GA DNR Coastal Resources Division's Marine Fisheries staff can direct the applicant to appropriate source materials.

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FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): Jones Creek Landing Community Association, Inc.

Applicant Email: Kentrowbridge@brightstar-care.com Phone: 912-266-3022

Agent Name (if applicable): Kentrowbridge Phone: 912-266-3022

To Whom It May Concern:

This is to certify that I have made application to the U.S. Army Corps of Engineers (USACE) for authorization to impact Waters of the United States and that such proposed work is, to the best of my knowledge, consistent with Georgia's Coastal Management Program.

I understand I must provide this Consistency Certification Statement, along with a copy of my permit application submitted to USACE, to the Georgia Department of Natural Resources Coastal Resources Division (CRD) before they can begin evaluating my proposed project for consistency with Georgia's enforceable policies. I understand additional information may be required to facilitate review.

Once any required authorizations or permits from CRD have been issued, and CRD has concurred with my findings by signing this Consistency Certification Statement, CRD must submit it to USACE in order for them to issue any required federal permits or authorizations, or to validate any provisional authorizations they have already issued. A USACE provisional authorization or permit will not be valid until they receive this Certification Statement signed by CRD.

☒ Attached is a copy of my application to USACE (required)

Signature of Applicant: Kentrowbridge Date: 3-24-25

FOR AGENCY INTERNAL USE ONLY:	Date Received (Commencement Date): _____
USACE Authorization/Permit Number (assigned by USACE): _____	
USACE Authorization Type (select one): ☐ Individual Permit ☐ General Permit # _____ ☐ NWP # _____	
USACE Project Manager: _____	
CRD Authorization/Permit Number (assigned by CRD): _____	
CRD Project Manager: _____	

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CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

CRD Signature: _____ Date: _____
Printed Name: _____ Title: _____

For questions regarding consistency with the Georgia Coastal Management Program, please contact the Federal Consistency Coordinator at (912) 264-7218 or visit www.CoastalGADNR.org.

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Jones Creek Landing Community Association, Inc.

MAILING ADDRESS: P.O. Box 24105 St. Simons Island GA 31522
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: Common Area, Dock, Jones Creek Landing

COUNTY: Glynn WATERWAY: Jones Creek

LOT, BLOCK & SUBDIVISION NAME FROM DEED: 0016-00 001-022

Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit, or authorization required by State law. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR or his/her designee has executed a revocable license in accordance with this request.

Sincerely,

By: Ken Dowbridge
Signature of Applicant

Date: 3-24-25

President, Jones Creek Landing Community Association
Title, if applicable

By: _____
Signature of Applicant

Date: _____

Title, if applicable

Attachments

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GA-DNR

Return Recorded Document to:
Benefield Law Firm, Inc.
1700 Frederica Road, Ste 207
St. Simons Island, Georgia 31522

Rebecca J. Walden

REBECCA WALDEN
CLERK OF SUPERIOR COURT
Glynn COUNTY

LIMITED WARRANTY DEED

Real Estate Transfer Tax

Paid : \$ 0.00

PT-61 063-2026-000160

STATE OF GEORGIA
COUNTY OF GLYNN

THIS INDENTURE, made the 15 day of January, 2025, between Lloyd M. Winans and Elise Winans, as party or parties of the first part, hereinafter called Grantor, and Jones Creek Landing Community Association, Inc., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise and convey unto the said Grantee, the following described properties:

PARCEL#: 04-10160

ALL that certain lot, tract, or parcel of land lying, situate and being in Glynn County, Georgia, described on a plat entitled "DOCK AREA FOR LOTS 8, 9 & COMMON AREA, JONES CREEK LANDING, 25TH G.M.D., ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA" as "NOW OR FORMERLY JONES CREEK LANDING COMMUNITY ASSOCIATION, INC. (D.B. 3423, PG. 294) 1.98± ACRES (MARSH)." Said plat is recorded in Plat Book 36, Page 396, recorded on January 18, 2024 in the Glynn County Superior Court Clerk's office.

TO HAVE AND TO HOLD the said described premises to grantees, so that neither grantors nor any person or persons claiming under grantors shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

AND THE SAID Grantor warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

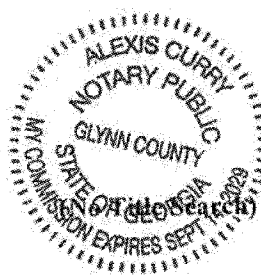
Signed, sealed and delivered in the presence of:

Ken Dwyer
(Unofficial witness signature)

[Signature]
Notary Public

[Signature] (Seal)
Lloyd M. Winans

[Signature] (Seal)
Elise Winans



Return Recorded Document to:
Benefield Law Firm, Inc.
1700 Frederica Road, Ste 207
St. Simons Island, Georgia 31522

BK: 5179 PG: 143-143
Filed and Recorded
01-20-2026 01:10 PM
DOC# D2026-000476

Rebecca J. Walden

REBECCA WALDEN
CLERK OF SUPERIOR COURT
Glynn COUNTY

Real Estate Transfer Tax
Paid : \$ 0.00
PT-61 063-2026-000163

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF GLYNN

THIS INDENTURE, made the 28 day of July, 2025, between **Jim G. Bailey**, as party or parties of the first part, hereinafter called Grantor, and **Jones Creek Landing Community Association, Inc.**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee, the following described properties:

PARCEL#: 04-10159

ALL that certain lot, tract, or parcel of land lying, situate and being in Glynn County, Georgia, described on a plat entitled "DOCK AREA FOR LOTS 8, 9 & COMMON AREA, JONES CREEK LANDING, 25TH G.M.D., ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA" as "NOW OR FORMERLY JONES CREEK LANDING COMMUNITY ASSOCIATION, INC. (D.B. 3423, PG. 294) 1.98± ACRES (MARSH)." Said plat is recorded in Plat Book 36, Page 396, recorded on January 18, 2024 in the Glynn County Superior Court Clerk's office.

TO HAVE AND TO HOLD the said described premises to grantees, so that neither grantors nor any person or persons claiming under grantors shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

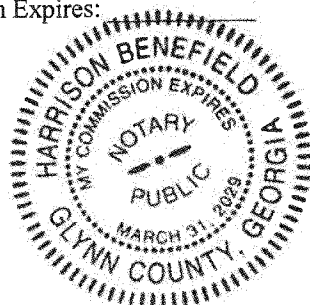
IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of

Christie K. Thomas
(Unofficial witness signature)

Jim G. Bailey (Seal)
Jim G. Bailey

Harrison Benfield
Notary Public for Georgia
My Commission Expires:



(No Title Search)

Return Recorded Document to:
BENEFIELD LAW FIRM, INC.
 1700 Frederica Road, Ste 207
 St. Simons Island, Georgia 31522

Rebecca J. Walden
 REBECCA WALDEN

CLERK OF SUPERIOR COURT

Glynn COUNTY

JOINT TENANCY WITH SURVIVORSHIP

LIMITED WARRANTY DEED

Real Estate Transfer Tax

Paid : \$ 0.00

PT-61 063-2026-000158

STATE OF GEORGIA
 COUNTY OF GLYNN

THIS INDENTURE, made the 15 day of January, 2026, between Jones Creek Landing Community Association, Inc., as party or parties of the first part, hereinafter called Grantor, and Lloyd M. Winans and Elise Winans, as joint tenants with the right of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise and convey unto the said Grantee, the following described properties:

PARCEL#: 04-11711

ALL that certain lot, tract, or parcel of land lying, situate and being in Glynn County, Georgia, described on a plat entitled "DOCK AREA FOR LOTS 8, 9 & COMMON AREA, JONES CREEK LANDING, 25TH G.M.D., ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA" as "NOW OR FORMERLY LLOYD M WINANS & ELISE WINANS (114 JONES CREEK DRIVE) (D.B. 4292, PG. 37) 5.99± ACRES (MARSH)." Said plat is recorded in Plat Book 36, Page 396, recorded on January 18, 2024 in the Glynn County Superior Court Clerk's office.

TO HAVE AND TO HOLD the said described premises to grantees, so that neither grantors nor any person or persons claiming under grantors shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Christine Thomas
 (Unofficial witness signature)

Jones Creek Landing Community
 Association/Inc.

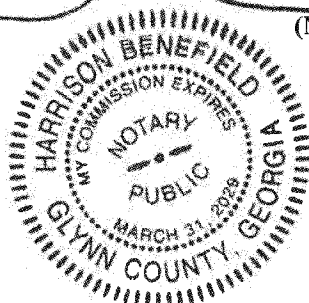
By: *Ken Drabek*

Its: *President*

Ken Drabek
 (signature)

[Signature]
 Notary Public

(No Title Search)



Return Recorded Document to:
Benefield Law Firm, Inc.
1700 Frederica Road, Ste 207
St. Simons Island, Georgia 31522

BK: 5179 PG: 145-145
Filed and Recorded
01-20-2026 01:10 PM
DOC# D2026-000478

Rebecca J. Walden

REBECCA WALDEN

CLERK OF SUPERIOR COURT
Glynn COUNTY

Real Estate Transfer Tax

Paid : \$ 0.00

PT-61 063-2026-000157

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF GLYNN

THIS INDENTURE, made the 11th day of August, 2025, between **Jones Creek Landing Community Association, Inc.**, as party or parties of the first part, hereinafter called Grantor, and **Jim G. Bailey**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee, the following described properties:

PARCEL#: 04-11711

ALL that certain lot, tract, or parcel of land lying, situate and being in Glynn County, Georgia, described on a plat entitled "DOCK AREA FOR LOTS 8, 9 & COMMON AREA, JONES CREEK LANDING, 25TH G.M.D., ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA" as "NOW OR FORMERLY JIM G. BAILEY (116 JONES CREEK DRIVE) (D.B. 573, PG. 79) 2.90± ACRES (MARSH)." Said plat is recorded in Plat Book 36, Page 396, recorded on January 18, 2024 in the Glynn County Superior Court Clerk's office.

TO HAVE AND TO HOLD the said described premises to grantees, so that neither grantors nor any person or persons claiming under grantors shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Unofficial witness signature)

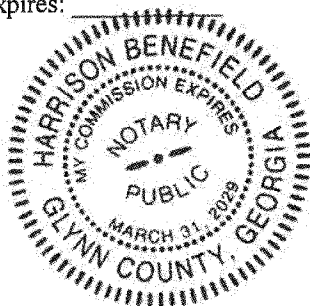
Jones Creek Landing Community Association, Inc.

By: Ken S. Dowbridge

Its: President

[Signature]
(signature)

[Signature]
Notary Public for Georgia
My Commission Expires: _____



(No Title Search)

D: PLAT B: 36 P: 396
Recorded: 01/18/2024 09:42 AM
063202400007 Pages: 1 Fees: \$10.00
Rebecca J. Walden
Clerk of Superior Court, Glynn County, GA
eFile Participant IDs: 5522513664,

RESERVED FOR CLERK'S FILING INFORMATION

LOT 7

NOW OR FORMERLY
MAXWELL M. HARRELL
& PHYLLIS G. HARRELL

LOT 8

NOW OR FORMERLY
LLOYD M. WINANS &
ELISE WINANS
(114 JONES CREEK DRIVE)
(D.B. 4292, PG. 37)
(UPLAND AREA NOT REVISED)

JONES CREEK DRIVE
(60' PRIVATE R/W)

COMMON AREA

UPLAND = 0.374 ACRES
MARSH = 1.98± ACRES
TOTAL = 2.35± ACRES
(UPLAND AREA NOT REVISED)

LOT 10

NOW OR FORMERLY
MARGOT CHEONG
(D.B. 1825, PG. 175)

LOT 9

NOW OR FORMERLY
JIM G. BAILEY
(116 JONES CREEK DRIVE)
(D.B. 573, PG. 79)
(UPLAND AREA NOT REVISED)

PROPERTY LINE AND CMPA
JURISDICTION LINE AS TAKEN
FROM RECORDED SUBDIVISION
PLAT (SEE REFERENCE)
(NOT REVISED)

CMPA JURISDICTION LINE
(SEE NOTES 9, 10, 11 & 12)

CMPA JURISDICTION LINE
(SEE NOTES 9, 10, 11 & 12)

NOW OR FORMERLY
JONES CREEK
LANDING COMMUNITY
ASSOCIATION, INC.
(D.B. 3423, PG. 294)

1.98± ACRES (MARSH)

NOW OR FORMERLY
JIM G. BAILEY
(116 JONES CREEK DRIVE)
(D.B. 573, PG. 79)

2.90± ACRES (MARSH)

NOW OR FORMERLY
LLOYD M. WINANS &
ELISE WINANS
(114 JONES CREEK DRIVE)
(D.B. 4292, PG. 37)

5.66± ACRES (MARSH)

NOW OR FORMERLY
JONES CREEK LANDING
COMMUNITY ASSOCIATION
INC.
(D.B. 3423, PG. 294)

THIS PLAT COMPLIES WITH ARTICLE VII OF THE GLYNN COUNTY
SUBDIVISION REGULATIONS, SECTION 802.

Toby Harris 01/18/2024
DIRECTOR OF COMMUNITY DEVELOPMENT DEPARTMENT DATE

NOTICE:
LAND-DISTURBING ACTIVITIES ON ANY PORTION OF THE PROPERTY SHOWN ON
THIS PLAT ARE SUBJECT TO SPECIFIC SOIL EROSION AND SEDIMENTATION CONTROLS.
SEE SECTION 801.4 OF THE GLYNN COUNTY SUBDIVISION REGULATIONS FOR MORE
INFORMATION. NON-COMPLIANCE WITH THIS SECTION WILL RESULT IN STOP-WORK
ORDERS AND POSSIBLE OTHER CIVIL PENALTIES ASSOCIATED WITH LAND CLEARING
AND DEVELOPMENT PROCESS.

REFERENCE:

PLAT BY THIS FIRM TITLED "FINAL PLAT FOR: JONES CREEK LANDING", DATED
07/15/96, RECORDED IN PLAT DRAWER 23, PAGE 259.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 20°22'18" E	20.00'	L19	N 42°39'41" W	27.08'
L2	S 69°37'44" E	64.07'	L20	N 76°55'42" E	13.84'
L3	N 69°37'44" W	69.21'	L21	N 32°41'13" W	58.78'
L4	N 20°22'16" E	20.00'	L22	N 46°08'02" W	24.86'
L5	S 33°42'22" E	23.46'	L23	N 42°34'36" E	14.28'
L6	S 13°36'47" E	12.70'	L24	N 27°51'14" E	41.67'
L7	S 25°22'24" W	25.47'	L25	N 77°09'49" E	18.13'
L8	S 57°47'10" W	23.72'	L26	N 31°39'03" E	39.27'
L9	S 83°03'00" E	22.70'	L27	N 62°55'51" E	23.93'
L10	N 70°16'51" E	30.14'	L28	N 10°11'36" E	12.33'
L11	N 30°54'42" E	16.38'	L29	N 10°11'36" E	50.32'
L12	N 51°59'42" E	30.15'	L30	N 51°45'56" E	31.59'
L13	N 49°19'08" E	34.95'	L31	N 71°26'52" E	60.52'
L14	S 55°16'25" E	22.76'	L32	N 51°33'10" E	63.77'
L15	N 55°07'20" E	43.06'	L33	N 67°40'42" E	40.67'
L16	N 47°07'39" E	53.00'	L34	N 57°47'10" E	4.71'

NOTES:

- BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
- FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TS 12 & CARLSON BRX 7 RTK GPS WITH VRS NETWORK (eGPS SOLUTIONS).
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 94,513 FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 12/14/2021 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBDIVISION SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS JONES CREEK LANDING COMMUNITY ASSOCIATION, INC. (DEED BOOK 3423, PAGE 294).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0140H, EFFECTIVE DATE 01/05/18, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE AE, WHICH IS IN A SPECIAL FLOOD HAZARD AREA.

ZONE AE (EL = 9 & 10) - 1% ANNUAL CHANCE FLOODPLAINS, BASE FLOOD ELEVATIONS DETERMINED.
- FRESHWATER WETLANDS AND SALT MARSHES MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT.
- FRESHWATER WETLANDS AND COASTAL MARSHLANDS PROTECTION ACT (CMPA) JURISDICTION LINE WAS DELINEATED BY THIS FIRM IN NOVEMBER, 2021 & IS MARKED WITH PVC PIPE. PENDING SUBMISSION TO GEORGIA DNR FOR REVIEW.
- THIS PROPERTY MAY BE SUBJECT TO THE 15' GLYNN COUNTY DEVELOPMENT SETBACK MEASURED FROM THE CMPA LINE.
- THIS PROPERTY MAY BE SUBJECT TO THE 25' CMPA BUFFER.

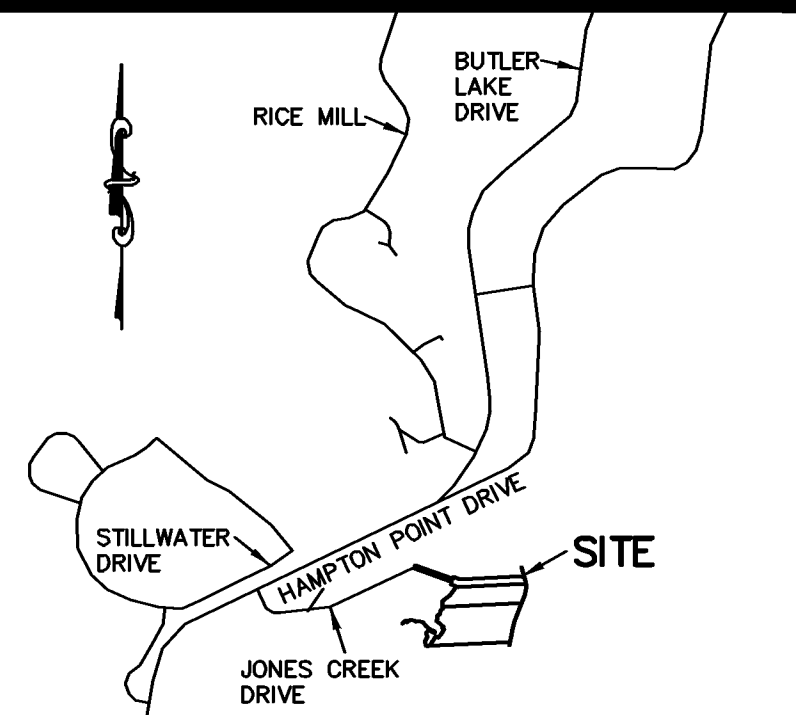
- THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
- A 10' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL ROAD RIGHTS-OF-WAY PER GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 605.1.
- ZONING INFORMATION WAS TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED: MARSH-CP, UPLAND-FA.
- BUILDING SETBACKS BASED ON ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.

FRONT 20'
SIDE 7'
REAR 7'

- OWNER/DEVELOPER
COMMON AREA: JONES CREEK LANDING
COMMUNITY ASSOCIATION, INC.
C/O KEN TROWBRIDGE
P.O. BOX 24105
ST. SIMONS ISLAND, GA 31522
kentrowbridge@brighttorcove.com

- LOT 9: JIM G. BAILEY
116 JONES CREEK DRIVE
ST. SIMONS ISLAND, GA 31522

- LOT 8: LLOYD M. WINANS & ELISE WINANS
114 JONES CREEK DRIVE
ST. SIMONS ISLAND, GA 31522



VICINITY MAP (NOT TO SCALE)

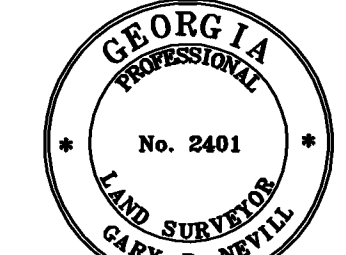
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

LEGEND

- IRF IRON REBAR FOUND
- ELECTRICAL BOX
- LAMP POST
- PHONE BOX
- ASPHALT
- METAL DOCK
- WOOD DOCK

SURVEYORS RECORDING CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



GARY R. NEVILL
GARY R. NEVILL, GA PLS #2401

NO.	REVISION	BY	DATE
1	REVISED PER COMMENTS	GN	10/18/23

EXPEDITED PLAT OF:
**DOCK AREA FOR
LOTS 8, 9 &
COMMON AREA,
JONES CREEK LANDING**
(LOT LINE ADJUSTMENT FOR MARSH AREAS ONLY)
(10.54± ACRES)

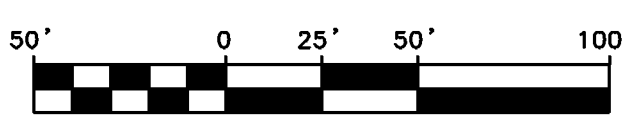
25TH G.M.D., ST. SIMONS ISLAND,
GLYNN COUNTY, GEORGIA

PREPARED FOR:
**JONES CREEK LANDING
COMMUNITY ASSOCIATION, INC.**



SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0502

CERTIFICATE OF AUTHORIZATION: LSP317



SCALE 1" = 50'
FILE 95549C.1
DRAWING 95549C.2.DWG
DRAWING DATE 01/12/2023
DRAWN BY AHS
CREW CHIEF AHS

SHEET 1 OF 1

DOC#:2026-008913

FILED IN OFFICE

8/27/2026 2:13:00 PM

BK:5232 PG:419-429

REBECCA WALDEN

CLERK, SUPERIOR COURT

Glynn COUNTY, GA

AFTER RECORDING
RETURN TO:

COASTAL LAW GROUP
1621 REYNOLDS ST
BRUNSWICK GA 31520

AMENDED AGREEMENT
& COVENANT RUNNING
WITH THE LAND
with Exhibits/Attachments

State of Georgia)
County of Glynn)

**AMENDED AGREEMENT & COVENANT
RUNNING WITH THE LAND**

For and in consideration of the sum of one Dollar (\$1.00) and other good and valuable consideration, the undersigned, Jones Creek Landing Community Association, formerly Bailey, Bartlett and Culver Development, LLC, (First Party) hereby agrees and covenants with Hampton Point Property Owners' Association, Inc., (Second Party) as follows:

1.

First Party is the owner of certain real property described in Exhibit "A" hereto attached.

2.

First Party intends to construct a new dock attached to said real property for the use of owners of lots in Jones Creek Landing Subdivision.

3.

In addition to any other covenants, conditions and restrictions upon the use and maintenance of said dock which may have been established by the Declaration of Covenants, Conditions and Restrictions for Jones Creek Landing, the following covenants are made and restrictions imposed upon the entire Jones Creek Landing Subdivision property described on Exhibit "A" which is hereby incorporated by reference into this agreement:

- a) The new dock will consist of an approximate 500' walkway, a 24' x 24' landing; and one 10' x 100' floating.
- b) No boats shall be moored for more than 72 continuous hours. Permanent mooring of any boat is strictly prohibited
- c) No gasoline, oil or other petroleum product shall be sold on or adjacent to the dock or upon the real property described in Exhibit "A".
- d) No board or deck walls to a stationary platform, or other floating docks and connecting ramps, related lighting, railing, or other such appurtenances (collectively, "Docks") may be constructed, placed or erected on any Unit except for Units 8, 9, and 10, as shown on the Master Plan. The construction, placement, or erection of any Dock from Units 8, 9, or 10 shall be subject to approval in accordance with Article IX of the original Declarations. The Declarant or the Association may construct a Dock for use by all Unit Owners as Common Area within the "Dock Area" as shown on the Master Plan, and such Dock shall be maintained by the Association as a Common Expense of all Owners.

4.

These covenants & restrictions are enforceable by Second Party. However, beyond the right to enforce said covenant and restrictions, second Party shall have no other rights or duties to the docks.

5.

The parties expressly agree that these covenants touch and concern the land described in Exhibit "A" and are made for the benefit of the land owners in Hampton Point Subdivision on St. Simons Island.

6.

The First Party agrees that all present owners of any property comprising the land described in Exhibit "A" have also been made a party to this agreement.

7.

The First Party agrees that this agreement shall be immediately recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia after it is signed by all parties.

IN WITNESS WHEREOF, the First Party has set its hand, affixed its seal and delivered these presents on this the 26th day of August, 2026.

Jones Creek Landing Community Association,

formerly Bailey, Bartlett and Culver Development, LLC

BY: Kennard Trowbridge

ITS: President

Subscribed, sworn to and acknowledged before me by Kennard Trowbridge,
and witness, George Barhill on this 26 day of August, 2026

Mattie Combs

Notary Public

My Commission Expires:



EXHIBIT "A"

All that certain tract or parcel of land situate lying and being in G.M.D. 25, St. Simons Island, Glynn County, Georgia, and being all that property shown on a plat of survey by Gary R. Nevill, GA. R.L.S. # 2401, dated July 15, 1996 and revised July 26, 1996, titled "Jones Creek Landing" being a subdivision plat recorded in Plat Drawer 23, Plat Nos. 259, 259-A and 259-B, Glynn County, Georgia records, which said plat is incorporated herein by reference.

AMENDED SETTLEMENT AGREEMENT

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1. 00) cash in hand paid and in further consideration of the mutual promises made herein, the undersigned **HAMPTON POINT PROPERTY OWNERS ASSOCIATION, INC.**, as First Party and **JONES CREEK LANDING COMMUNITY ASSOCIATION**, former known as **BAILEY, BARTLETT AND CULVER DEVELOPMENT, LLC**, a Georgia Limited Liability Company, as Second Party, agree as follows:

1. On or about August 29, 1996, the Georgia Department of Natural Resources issued a permit to Bailey, Bartlett and Culver Development, LLC, for the construction of a dock on Jones Creek on St. Simons Island, Glynn County, Georgia.

2. Within the time allowed by law, a notice of appeal as to said permit was filed by Hampton Point Property Owners Association, Inc.

3. Whereas the First and Second Parties having previously agreed to settle their differences and First Party agreed to withdraw its appeal allowing the permit to stand and Second Party to construct its dock upon previously agreed upon terms enumerated in the prior agreement attached hereto as Exhibit "1".

4. The Parties recognized a need to amend the terms and conditions of the original agreement to allow for modifications to the building specifications of the dock

4. Therefore the Parties do hereby agree to amend the original terms of the agreement as follows:

(a) Second Party has agreed to execute an amended supplement to their original Declaration of Covenants, Conditions and Restrictions for Jones Creek Landing, a copy of which is attached hereto made a part hereof as Exhibit "2";

(b) Second Party has agreed to record Exhibit "2" in the office of the Clerk of the Superior Court of Glynn County, Georgia on the day the within Agreement is executed by First and Second Party.

5. All terms and conditions of the original agreement remain in effect and binding on the parties.

IN WITNESS WHEREOF, the First Party and Second Party have set their hands,
affixed their seals and delivered these presents, on this the 26th day of
August, 2026.

Hampton Point Property Owners Association

BY: Thomas M. Makrides

ITS: PRESIDENT

Jones Creek Landing Community Association,

formerly Bailey Bartlett and Culver Development, LLC

BY: Keith Smith

ITS: President

Subscribed, sworn to and acknowledged before me by KENNARD TROWBRIDGE & Thomas Makrides
and witness, George Barahill on this 26 day of August, 2026

Mattie Combs

Notary Public

My Commission Expires:



EXHIBIT "A"

All that certain tract or parcel of land situate lying and being in G.M.D. 25, St. Simons Island, Glynn County, Georgia, and being all that property shown on a plat of survey by Gary R. Nevill, GA. R.L.S. # 2401, dated July 15, 1996 and revised July 26, 1996, titled "Jones Creek Landing" being a subdivision plat recorded in Plat Drawer 23, Plat Nos. 259, 259-A and 259-B, Glynn County, Georgia records, which said plat is incorporated herein by reference.

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GEORGIA, GLYNN COUNTY.

AGREEMENT & COVENANT
RUNNING WITH THE LAND

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the undersigned, Bailey, Bartlett and Culver Development, LLC, (First Party) hereby agrees and covenants with Hampton Point Property Owners' Association, Inc., (Second Party) as follows:

1.

First Party is the owner of certain real property described in Exhibit "A" hereto attached.

2.

First Party intends to construct a dock attached to said real property for the use of owners of lots in Jones Creek Landing Subdivision.

3.

In addition to any other covenants, conditions and restrictions upon the use and maintenance of said dock which may have been established by the Declaration of Covenants, Conditions and Restrictions for Jones Creek Landing, the following covenants are made and restrictions imposed upon the entire Jones Creek Landing Subdivision property described on Exhibit "A" which is hereby incorporated by reference into this agreement:

- (a) The dock will consist of an approximate 500' walkway; a 24' x 24' landing; and, two 8' x 40' floating docks. Floating docks larger than 8' x 40' shall not be constructed.

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- (b) No boats shall be moored for more than 72 continuous hours. Permanent mooring of any boat is strictly prohibited.
- (c) No gasoline, oil or other petroleum product shall be sold on or adjacent to the docks or upon the real property described in Exhibit "A".
- (d) No board or dock walls to a stationary platform, or floating docks and connecting ramps, related lighting, railing, or other such appurtenances (collectively, "Docks") may be constructed, placed, or erected on any Unit except for Units 8, 9, and 10, as shown on the Master Plan. The construction, placement, or erection of any Dock from Units 8, 9, or 10 shall be subject to approval in accordance with Article IX of the original Declarations. The Declarant or the Association may construct a Dock for use by all Unit Owners as Common Area within the "Dock Area" as shown on the Master Plan, and such Dock shall be maintained by the Association as a Common Expense of all Owners.

4.

These covenants and restrictions are enforceable by Second Party. However, beyond the right to enforce said covenant and restrictions, Second Party shall have no other rights or duties as to the docks.

5.

The parties expressly agree that these covenants touch and concern the land described in Exhibit "A" and are made for the

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benefit of the land owners in Hampton Point Subdivision on St. Simons Island.

6.

The first party agrees that all present owners of any property comprising the land described in Exhibit "A" have also been made a party to this agreement and have signed below.

7.

The first party agrees that this agreement shall be immediately recorded in the office of the Clerk of Superior Court of Glynn County, Georgia after it is signed by all parties.

IN WITNESS WHEREOF, the First Party has set its hand, affixed its seal and delivered these presents, on this the 4th day of December, 1996.

(SEAL)

DECLARANT: BAILEY, BARTLETT and CULVER
DEVELOPMENT, LLC, a Georgia
Limited Liability Company

By: Edward M. CulverIts: managerAttest: James H. BaileyIts: President

Signed, sealed and delivered
this 5 day of December,
1996, in the presence of:

Witness

James H. Bailey

Notary Public

My Commission expires 12 day of September, 2000

NOTARIAL SEAL

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EXHIBIT "A"

All that certain tract or parcel of land situate lying and being in G.M.D. 25, St. Simons Island, Glynn County, Georgia, and being all that property shown on a plat of survey by Gary R. Havill, GA. R.L.S. # 2401, dated July 15, 1996 and revised July 26, 1996, titled "Jones Creek Landing" being a subdivision plat recorded in Plat Drawer 23, Plat Nos. 259, 259-A and 259-B, Glynn County, Georgia records, which said plat is incorporated herein by reference.

