

2.04 DAM AND LAKE MAINTENANCE. It is hereby acknowledged that the lake and dam existing within the development will be included in the Common Property conveyed to the Association by the Declarant and upon conveyance, the Association shall assume all responsibility for the perpetual maintenance of the lake and dam. In the event that the Association at any time is dissolved, becomes inactive or impasses, or for any reason fails to fulfill its responsibilities under this paragraph, the lake and dam shall become the responsibility of the Owners. The Association (or the Owners in the event that the Association should fail to fulfill its responsibilities hereunder, shall: (a) preserve the aesthetics of the lake; (b) perform all preventative and remedial maintenance work required to insure continued operation of the dam and appurtenant structures in a safe and fully functional condition; (c) remove or upgrade dam if deemed necessary by State, local or other authority as a result of change in downstream conditions; (d) maintain proper records of all activities associated with the upkeep of the dam, lake and appurtenant structures and make such records available to Fulton County as required; (e) obtain permission from the Director, Fulton County Department of Public Works prior to any modifications to the dam or appurtenant structures, any land disturbing activity around or within the lake (as defined in the 1988 erosion and sedimentation control ordinance) or any large scale release of impounded waters; (f) provide county approved alternate facilities to insure proper development stormwater runoff quantities if detention capability is lost by breaching or other means; and (g) indemnify and hold harmless Fulton County from and against any and all claims, damages, liabilities, costs and expenses, including reasonable legal expenses and fees arising out of or relating in any manner to the lake and/or the dam. Each agreement shall also provide that Fulton County shall have the right to: (i) periodically inspect the dam, lake and structures; and (ii) require specific maintenance or repairs by the Association; and (iii) in the event the Association fails to expeditiously perform its obligations, cause such work to be performed by alternate means and hold a lien on all properties constituting the Association which shall be released only after full payment.

NOTE: HOMEOWNERS' ASSOCIATION MAINTAINS LAKE, DETENTION FACILITY & COMMON AREA

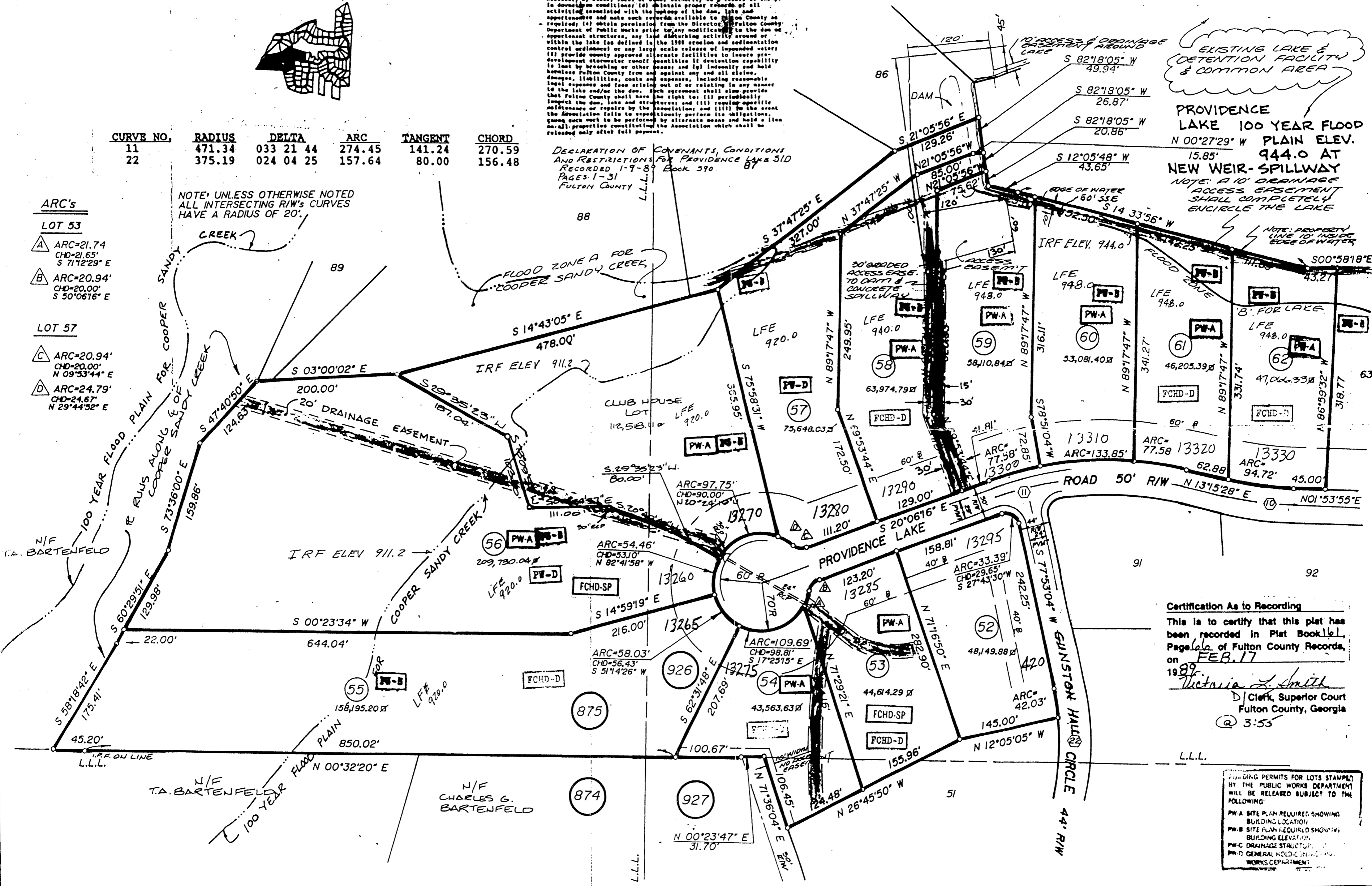
EXISTING LAKE & DETENTION FACILITY & COMMON AREA
 PROVIDENCE LAKE 100 YEAR FLOOD
 N 00°27'29" W PLAIN ELEV. 944.0
 15.85'
 NEW WEIR-SPILLWAY
 NOTE: A 10' DRAINAGE ACCESS EASEMENT SHALL COMPLETELY ENCIRCLE THE LAKE

CURVE NO.	RADIUS	DELTA	ARC	TANGENT	CHORD
11	471.34	033 21 44	274.45	141.24	270.59
22	375.19	024 04 25	157.64	80.00	156.48

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROVIDENCE LAKE SID
 RECORDED 1-9-87 BOOK 519
 PAGES 1-31
 FULTON COUNTY

- ARC's
- LOT 53
- A ARC=21.74
CHD=21.65'
S 71°2'29" E
 - B ARC=20.94'
CHD=20.00'
S 50°06'16" E
- LOT 57
- C ARC=20.94'
CHD=20.00'
N 09°33'44" E
 - D ARC=24.79'
CHD=24.67'
N 29°44'32" E

NOTE: UNLESS OTHERWISE NOTED ALL INTERSECTING R/W'S CURVES HAVE A RADIUS OF 20'.



Certification As to Recording
 This is to certify that this plat has been recorded in Plat Book 111, Page 146 of Fulton County Records, on FEB. 17 1989.
 Victoria L. Smith
 Clerk, Superior Court
 Fulton County, Georgia
 @ 3:55

FOUNDING PERMITS FOR LOTS STAMPED BY THE PUBLIC WORKS DEPARTMENT WILL BE RELEASED SUBJECT TO THE FOLLOWING:
 PW-A SITE PLAN REQUIRED SHOWING BUILDING LOCATION
 PW-B SITE PLAN REQUIRED SHOWING BUILDING ELEVATION
 PW-C DRAINAGE STRUCTURE
 PW-D GENERAL HOLD-COVERING WORKS DEPARTMENT

**koons wood
moore shimshick**

consulting engineers • surveyors • planners
 P.O. BOX 2627 PEACHTREE CITY
 487-9805 GEORGIA 30269 487-9220

OWNER/ DEVELOPER
 MARETT PROPERTIES, LTD
 600 VILLAGE TRACE, BLDG. 23
 MARIETTA, GEORGIA 30067
 PHONE: (404) 955-6900

LAND LOT:	875, 926 927	DATE:	9/09/88
DISTRICT:	2nd, 2nd sect.	REV:	
COUNTY:	FULTON	REF:	
SCALE:	1"=100'	JOB NO.:	870911