

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR CAMDEN POINTE, A SWIM AND TENNIS COMMUNITY.

This amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Camden Pointe, A Swim and Tennis Community ("Amendment") is made on the date hereinafter set forth by the Camden Pointe Homeowners Association, Inc. ("Association") on behalf of the Owners of Lots in Camden Pointe ("Owners").

WITNESSETH:

WHEREAS, on the 16th day of July, 2018 that certain Declaration of Covenants, Conditions, Restrictions and Easements for Camden Pointe, A Swim and Tennis Community were recorded in Deed Book 7520, Page 0001, Superior Court Records, Cobb County, Georgia, as amended from time to time ("Declaration");

WHEREAS, the Owners desire to amend the Declaration for adding a mandatory initiation fee;

WHEREAS, Owners holding two-thirds (2/3) or more of the total eligible Association vote consented in writing to the Amendment, as certified to by the attached signature of the Association's representative(s); and

WHEREAS, this amendment is not material with respect to first mortgagees in that it does not materially and adversely affect the security title or interest of any first mortgagee; provided, however, in the event a court of competent jurisdiction determines that this amendment does materially and adversely affect the security title or interest of any first mortgagee without such first mortgagee's consent to this amendment, then this amendment shall not be binding on the first mortgagee so involved, unless such first mortgagee consents to this amendment; and if such consent is not forthcoming, then the provisions of the Declaration prior to this amendment shall control with respect to the affected first mortgagees. NOW, THEREFORE, for and in consideration of the premises, said Declaration is hereby amended as follows:

A new Section 4.1 entitled Initiation Fee is added to the Declaration as follows:

4.1 Initiation Fee. Each time a Lot is sold (transferred for value) the Association may charge a one-time initiation fee in an amount to be set by the Board not to exceed the amount of the then current annual assessment. Current fee is \$485.00. The initiation fee shall be considered a specific assessment and shall be charged to any purchaser of a Lot. The initiation fee is in addition to the annual assessment and

shall not be considered an advance upon the payment of the annual assessment. A delinquent initiation fee may be collected in the same manner as other assessments, including the filing of a lien. The Initiation Fee shall not apply to Lots transferred as the result of a foreclosure of a Security Deed.

ALL OTHER PROVISIONS OF SAID DECLARATION SHALL REMAIN UNCHANGED.

If legal action is not instituted to challenge the validity of this Amendment to the Declaration within one (1) year of the recording thereof in the Cobb County, Georgia land records, then the Amendment shall be presumed to be validly approved and adopted.

IN WITNESS WHEREOF, the foregoing Amendment is executed by the undersigned duly authorized representative(s) of the Association on this __ day of _____, 20__, and said representative(s) hereby swear and certify that after any duly required notice, Owners holding two-thirds (2/3) or more of the total eligible Association vote consented in writing to the Amendment. Camden Pointe Homeowners Association, Inc.

Signature: _____

WITNESS BY: _____ (Print Name) TITLE: President.
Sworn to, signed, sealed and delivered in the presence of:

ATTESTED TO BY:

_____ Signature: _____

NOTARY PUBLIC _____ (Print Name)

[SEAL]

TITLE: Secretary.

WRITTEN CONSENT FOR AMENDMENT TO THE COVENANTS OF CAMDEN POINTE

APPROVAL OF ACTION WITHOUT MEETING, PER GEORGIA STATUTE 14-3-704.

You are hereby notified of the following:

1. You should only execute and return this Written Consent if you are in favor of the proposed Amendment(s).
2. In order for the proposed Amendment to be approved, written consents must be received by owners constituting at least Owners holding two-thirds (2/3) of the total eligible Association vote.
3. Written notice of Association approval for the proposed amendment will be given to all members who have not signed the written consent within 10 days prior to the amendment being approved. After 10 days the amendment will become officially adopted, and then fully effective when recorded with the County.
4. This written consent may not be revoked, but if an owner transfers his/her Lot after consenting hereunder (but before the amendment is approved) said consent will no longer be valid.
5. To Be Eligible To Execute This Consent, You Must Be Current In The Payment Of All Your Assessments.

Consent & Authentication

SUMMARY

Amendment to covenants adding an initiation fee each time a Lot is sold, up to the equivalent amount of the annual assessment

(SEE ATTACHED FOR FULL COPY OF PROPOSED AMENDMENT).

By signing below, I hereby authenticate my consent and approval for the proposed amendment without a meeting. I also acknowledge that I have received a copy of the proposed amendment.

Signature

Street Address

Date

Print Name: _____

Email Address: _____

Instructions.

Only one written consent should be submitted per Lot.

You must provide all the above-requested information, and then return the signed consent to the following address: All-In-One Community Mgt., Attn: Denise Hindes, 5200 Dallas Hwy Ste 200 #266 Powder Springs, GA 30127.

The signed consent may instead be sent via email to Denise dhindes@allinonemgmt.com by either: (i) a PDF attachment; or (ii) writing the following within the return email:

I [Your Name] owner of [Address] hereby authenticate my consent and approval for the proposed amendment without a meeting. I also acknowledge that I have received a copy of the proposed amendment.