

P.001

STATE OF GEORGIA
COBB COUNTY

Reference: Deed Book 2049
Pages 27 and 37

AMENDMENT TO THE BY-LAWS OF
SWEETWATER VALLEY CONDOMINIUM ASSOCIATION, INC.

This Amendment to the By-Laws of the Sweetwater Valley Condominium Association, Inc., ("By-Laws"), is made on this 11 day of November, 1985, by the unit owners of the Sweetwater Valley Condominium Association, Inc., ("Association");

W I T N E S S E T H

WHEREAS, the Association was officially incorporated on October 25, 1978, by the filing of the Articles of Incorporation of Sweetwater Valley Condominium Association, Inc., in the Office of the Secretary of State of the State of Georgia; and

WHEREAS, the By-Laws of the Association were duly adopted according to law and have been filed in the official records of Cobb County, Georgia in Deed Book 2049, Page 37 et seq.; and

WHEREAS, in accordance with Article IX, Section 9 of the By-Laws, the By-Laws may be amended by the affirmative vote or written consent of members holding at least two-thirds (2/3) of the votes in the Association; and

WHEREAS, members holding at least two-thirds (2/3) of the total vote of the Association have by affirmative vote or written consent approved this amendment to the By-Laws;

FOR AMEND 56 BK 3992 p. 245

NOW THEREFORE, the By-Laws of Sweetwater Valley Condominium Association, Inc. are amended as follows:

1.

Article VI, Section 2(a)(7) of the By-Laws is amended by deleting the following language therefrom:

That the deductible amount per occurrence shall not exceed one-thousand dollars (\$1,000.00).

All policies of insurance shall be written with a company licensed to do business in the State of Georgia and holding a rating of XI or better in the Financial Category as established by A.M. Best Company, Inc., if available and, if not available, the best rating available. The company shall provide insurance certificates to each owner and each mortgagee.

and by substituting therefor the following:

That the deductible amount per occurrence shall not exceed One Thousand (\$1,000.00) Dollars except that this paragraph shall not apply to deductible amounts per occurrence for claims for water or other damage caused by the bursting of frozen water pipes or other freeze damage.

To the extent possible, insurance policies of the Association shall be written with a company or companies licensed to do business in the State of Georgia, holding a Policyholder Rating equivalent to the highest Rating available to similar Condominium Associations in the metropolitan Atlanta area. The company shall provide insurance certificates to each owner and mortgagee.

2.

Article VI, Section 5 is amended by adding the following Subsection (c):

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(c) Notwithstanding any provision to the contrary contained in the Declaration, By-Laws and any amendments thereto, the Board of Directors shall be authorized to expend common assessments to do any act or perform any work upon any interior or exterior portion of any residence designed to reduce any insurance premium or to assist in maintaining or procuring insurance as the Board of Directors, in their sole discretion, may reasonably determine is necessary. Any such expenditure shall be deemed a legitimate common expense for the purpose of promoting the health, safety and welfare of all residents of the property. Failure of the Board of Directors to exercise its authority under this paragraph shall not be grounds for any action against the Association or the Board of Directors.

IN WITNESS WHEREOF, the undersigned officers of the Sweetwater Valley Condominium Association, Inc. do hereby certify that this Amendment was duly adopted by the requisite vote of the membership.

SWEETWATER VALLEY CONDOMINIUM ASSOCIATION, INC.



By: Margaret J. Deck
President

Attest: Mae C. Burke
Secretary

Signed, sealed, and delivered this 11th day of Nov, 1985, in the presence of:

Nancy D'Amico
WITNESS

David L. Emory
NOTARY PUBLIC
My Commission expires May 22, 1988
0308P



808 SUPERIOR COURT CLERK
D.C. Bergman

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FILED AND RECORDED