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STATE OF GEORGIA
COUNTY OF COBB

Reference: Deed Book 2049
Page 27

AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR
SWEETWATER VALLEY CONDOMINIUM

THIS AMENDMENT to the Declaration of Condominium for Sweetwater Valley Condominium is made this 11th day of November, 1985, by the membership of Sweetwater Valley Condominium Association, Inc. ("Association");

W I T N E S S E T H

WHEREAS, Sweetwater Valley, Inc., a Georgia corporation, executed a Declaration of Condominium for Sweetwater Valley Condominium on July 6, 1973, which was recorded in the official records of Cobb County, in Deed Book 1440, Page 443, et seq.; and

WHEREAS, such Declaration was amended by those certain amendments recorded respectively in Deed Book 1762, Page 876, et seq., and Deed Book 2013, Page 254, et seq., (such Declaration and amendments hereinafter referred to as the "Original Declaration"); and

WHEREAS, the Original Declaration was struck in its entirety and replaced with the Declaration of Sweetwater Valley Condominium on July 26, 1979, recorded in Deed Book 2049, Page 27, et seq., of the aforesaid Records, (said Declaration hereinafter referred to as the "Declaration"); and

WHEREAS, in accordance with the terms of Paragraph 11 of the Declaration, the Declaration may be amended by the

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affirmative vote 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 in the Association have approved this amendment;

NOW THEREFORE, the Declaration of Condominium for Sweetwater Valley Condominium is hereby amended as follows:

1.

The Declaration is amended by adding the following Paragraph 15 thereto:

15. Board Authority - Insurance Coverage.

(a) The Board of Directors, upon resolution, shall have the authority to require all or any unit owner(s) to do any act or perform any work involving portions of the Condominium which are the maintenance responsibility of the unit owner, which will, in the Board's sole discretion, decrease the possibility of fire or other damage in the Condominium, reduce the insurance premium paid by the Association for any insurance coverage or otherwise assist the Board in procuring or maintaining such insurance coverage. This authority shall include, but not be limited to, requiring all owners to turn off cut-off valves which may now or hereafter be installed during winter months for outside water spigots; requiring owners to sufficiently insulate pipes or take other preventive measures to prevent freezing of water pipes; requiring owners to install smoke detectors; and such other measures as the Board may reasonably require.

(b) In addition to, and not in limitation of, any other rights the Association may have, if any unit owner does not comply with any reasonable requirement made by the Board of Directors pursuant to Paragraph 15(a), above, the Association, upon fifteen

(15) days' written notice (during which period the unit owner may perform the required act or work without further liability), may perform such required act or work at the unit owner's sole cost and expense. Said cost shall be added to and become a part of the assessment obligation of such unit owner and shall become a lien against the unit and shall be collected as provided in Article VII of the By-Laws. The Association shall have all rights necessary to implement the requirements mandated by the Board pursuant to Paragraph 15(a), above, including, but not limited to, a right of entry during reasonable hours and after reasonable notice to the owner or occupant of the unit, except that access may be had at any time without notice in an emergency situation.

2.

The Declaration is amended by adding the following Paragraph 16 thereto:

16. Heating of Units in Colder Months. In order to prevent leakage of water pipes during colder months of the year resulting in damage to units and common elements, increased common expenses, and increased insurance premiums or cancellation of insurance policies due to numerous damage claims, the thermostats within all units shall be maintained with the heat in an "on" position and at a minimum of fifty-five (55) degrees Fahrenheit (except during power failures or periods when heating equipment is broken) during the months of October, November, December, January, February, March and April whenever the temperature outside is forecasted to or does reach thirty-two (32°) degrees Fahrenheit or below. Owners and occupants of units shall take all steps possible on a timely basis to keep heating equipment, including, but not limited to, the thermostats, in good working order and repair. At any time during the months specified above when the heating equipment is not working, the unit owner shall immediately inform the Board of Directors of this

failure of the equipment and of the time needed in order to repair the equipment. Notwithstanding any provision in this Declaration or in the By-Laws, including, but not limited to Article VIII of the By-Laws, any owner or occupant may be fined up to Five Hundred (\$500.00) Dollars for violation of this requirement by the Board of Directors, in addition to any other remedies of the Association without a prior warning, demand, or hearing. Any fine imposed pursuant to this Paragraph shall be deemed an assessment against the Unit and may be collected in the manner for collection of assessments.

IN WITNESS WHEREOF, the undersigned officers of the Sweetwater Valley Condominium Association, Inc. do hereby certify that the above amendments to the Declaration for Sweetwater Valley Condominium were duly adopted by the membership of the Association in accordance with the Declaration.

This 11 day of November, 1985.



SWEETWATER VALLEY CONDOMINIUM ASSOCIATION, INC.

BY: Margaret J. Deek
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. Emery
NOTARY PUBLIC
My Commission expires May 18, 1988
0307P



J.C. Stephens
COURT SUPERIOR COURT CLERK

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FILED AND RECORDED