
Return to: Weissman, Nowack, Curry & Wilco, P.C.
One Alliance Center, 4th Floor
3500 Lenox Road
Atlanta, Georgia 30326
Attention: RFD

STATE OF GEORGIA
COUNTY OF FULTON

Cross Reference: Deed Book 8381
Page 77
Deed Book 8381
Page 93

**AMENDMENT TO THE BY-LAWS OF
TARA TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Amended and Restated Declaration of Condominium for Tara Townhouses Condominium was recorded on February 15, 1983, in Deed Book 8381, Page 77, et seq., Fulton County, Georgia Records ("Declaration");

WHEREAS, the By-Laws of Tara Townhouses Condominium Association, Inc. were attached as Exhibit C to the Declaration and recorded in Deed Book 8381, Page 93, et seq., Fulton County, Georgia Records ("By-Laws");

WHEREAS, the By-Laws have been amended by amendments recorded in Deed Book 14122, Page 86; Deed Book 14122, Page 92; Deed Book 21694, Page 46; and Deed Book 26073, Page 64 of the Fulton County, Georgia Records;

WHEREAS, Article IX, Section 9 of the By-Laws provides for amendment of the By-Laws by the affirmative vote, written consent, or any combination of affirmative vote and written consent of the members of the Tara Townhouses Condominium Association, Inc. ("Association") holding at least two-thirds (2/3) of the total vote of the Association; and

WHEREAS, members of the Association holding at least two-thirds (2/3) of the total vote of the Association have approved this amendment.

NOW, THEREFORE, the By-Laws of Tara Townhouses Condominium Association, Inc. are hereby amended as follows:

1.

Paragraph VII of the By-Laws is hereby amended by adding the following new Section 9 to the end thereof:

Section 9. Capital Contribution Assessment. In addition to all other assessments, fees and charges provided for herein, the purchaser or grantee of every Unit shall be assessed and be subject to a non-refundable, non-prorated capital contribution assessment (“Capital Contribution Assessment”) upon each and every conveyance or transfer of the Unit to any person other than to the spouse, heir or devisee of the Owner. The Capital Contribution Assessment shall be equal to the greater of \$1,000.00 (one thousand dollars) or two times the monthly installment of the annual assessment applicable to the Unit being sold.

The Capital Contribution Assessment shall be due and payable by the purchaser or grantee at the time of conveyance or transfer of the Unit and shall be collected at the closing of each such conveyance or transfer. The Capital Contribution Assessment shall not constitute an advance payment of annual or monthly assessments. The Capital Contribution Assessment shall constitute a specific special assessment and continuing lien against such Unit, and a personal obligation of the Owner of such Unit, from the time it is due until it is paid in full and may be collected pursuant to Sections 2, 3 and 6 above and as provided in Paragraph 9 of the Declaration.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned officers of Tara Townhouses Condominium Association, Inc., hereby certify that the above Amendment to the By-Laws was duly adopted by the required majority of the Association and its membership.

This 20th day of May, 2019.

**TARA TOWNHOUSES
CONDOMINIUM ASSOCIATION, INC.**

By:

President

Attest:

Secretary

[SEAL]

Sworn to and subscribed
before me this 20th day
of May, 2019.

T. Kip
Witness

Catherine Gilbertson
Notary Public

My Commission Expires: 9/22/22

[NOTARY SEAL]

