

*Jeanette Hicks* CLERK

STATE OF GEORGIA

Cross Reference: Deed Book 8381

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COUNTY OF FULTON

Deed Book 12493

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

WHEREAS, Napier Realty & Development Co., a Georgia corporation filed a Declaration of Napier Realty & Development Co. for the Tara Townhouses recorded on November 18, 1970 in Deed Book 5309, Page 525, et seq. Fulton County, Georgia records; and

WHEREAS, such Declaration and the amendments thereto has been superseded by an Amended and Restated Declaration of Condominium for Tara Townhouses Condominium to which By-Laws for the Tara Townhouses Condominium Association, Inc. ("By-Laws") were attached as Exhibit "C" and which were recorded on February 15, 1983 in Deed Book 8381, Page 77 et seq., Fulton County, Georgia records;

WHEREAS, plats prepared by J. Ross & Associates are recorded in the Fulton County, Georgia, records as follow:

| <u>Condominium Plat Book</u> | <u>Page</u> | <u>Date Recorded</u> |
|------------------------------|-------------|----------------------|
| 1                            | 50          | February 11, 1970;   |
| 1                            | 51          | January 26, 1971;    |
| 1                            | 51          | April 1, 1971;       |
| 1                            | 52          | July 2, 1971;        |
| 1                            | 106         | August 30, 1972;     |
| 1                            | 107         | August 30, 1972;     |
| 4                            | 62          | March 14, 1978; and  |

WHEREAS, the Georgia Condominium Act, (O.C.G.A. § 44-3-102) requires all condominium instruments recorded after July 1, 1990 to provide for the calling of a meeting upon the written request of at least fifteen (15%) percent of the unit owners; and

WHEREAS, the membership of the Tara Townhouses Condominium Association, Inc. has duly adopted amendments to its Declaration of Condominium for Tara Townhouses Condominium, A Condominium and to the By-Laws for the Tara Townhouses Condominium Association, Inc. after July 1, 1990; and

WHEREAS, to comply with the Georgia Condominium Act, Article III, Section 2 of the By-Laws is hereby amended to provide for the calling of a meeting upon the written request of at least fifteen (15%) percent of the unit owners:

NOW, THEREFORE, the following amendment to the By-Laws of the Tara Townhouses Condominium Association, Inc. is hereby enacted:

1.

Article III, Section 2 of the By-Laws is amended by deleting the words "one-fourth (1/4)" and substituting therefor "fifteen (15%) percent" so that section reads as follows:

Section 2. Special Meetings. Special meetings of the members for any purpose may be called at any time by the President, the Secretary, or Treasurer, or by request of any two or more members of the Board of Directors, or upon written request of the members who have a right to vote fifteen (15%) percent of all of the votes of the entire membership.

IN WITNESS WHEREOF, the undersigned officers of the Tara Townhouses Condominium Association, Inc., hereby certify that the above amendment to the By-Laws was duly adopted by the Association.

This 3rd day of December, 1990.

TARA TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

By: Karen Kafael [SEAL]  
President

Attest: Lano Wright [SEAL]  
Secretary

[SEAL]

Signed, sealed, and delivered  
this 28 day of February,  
1991 in the presence of:

[Signature]  
WITNESS

[Signature]  
NOTARY PUBLIC

Notary Public, Fulton County, Georgia  
My Commission Expires Jan. 18, 1994

2913Z

