
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA

COUNTY OF COBB

Mail

Please Return To:
Elizabeth O. Williams
Talley, Richardson & Cable
367 West Memorial Drive
Dallas, GA 30132

CROSS REFERENCE: Deed Book 13674, Page 6257

Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Addie's Pond Subdivision

COMES NOW THE DECLARANT, ADDIE'S POND HOA, INC. and amends the Declaration of Covenants, Conditions, Restrictions and Easements for the Addie's Pond Subdivision ("the Covenants"), dated December 18, 2002, and recorded in Deed Book 13674, Page 6257 of the Cobb County Deed Records, pursuant to and under the guidelines of ARTICLE IX of the said Covenants as follows:

ARTICLE V of the aforementioned covenants is hereby amended by adding the following:

"Section 12. Fines. The Homeowner Association Board may impose fines or other sanctions for violations of this Declaration. Said fines shall be collected as provided herein for the collection of assessments."

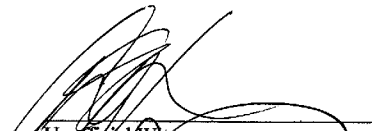
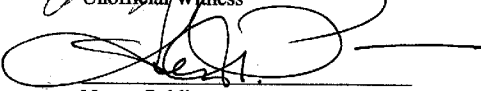
ARTICLE IV of the aforementioned covenants is hereby amended by adding the following:

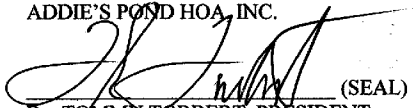
"Section 5. Leasing. Lots may be leased for residential purposes only after notification has been given to the Homeowner Association Board and all criteria below have been met. Approval to lease the property will expire ninety (90) days after the Board has given approval. All leases shall be in writing and shall have a minimum term of at least twelve (12) months. A copy of such lease shall be provided to the Board prior to the lessee occupying the Lot. All leases shall require, without limitation, that the tenant acknowledge receipt of a copy of the Declarations, By-Laws, Use restrictions, and Regulations of the Association. The lease shall also obligate the tenant to comply with the foregoing. Owner must

give notification to the Board upon inception of the lease, including names of tenants and telephone number of the tenants and the number of tenants who will occupy the Lot. The maximum number of Lots within Addie's Pond Subdivision that may be leased at any one time is limited to four (4).

All other conditions, covenants, restrictions and easements in the Covenants shall remain in full force and effect.

IN WITNESS WHEREOF, the Association represents that the foregoing amendment has been agreed upon by at least two-thirds of the Owners of Lots and that the signatures of said Owners demonstrating said approval are on file with the Association. The Association has caused this amendment to be executed on the 4th day of February, 2009.


Unofficial Witness

Notary Public

ADDIE'S POND HOA, INC.

(SEAL)
By: TOMMY TORBERT, PRESIDENT



My Commission Expires Sept. 4, 2010

