

DEED B: 56429 P: 00195

02/26/2019 12:12 PM Pgs: 58 Fees: \$124.00

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**DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
HARVEST PARK
CITY OF SUWANEE, GWINNETT COUNTY, GEORGIA**

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**DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR HARVEST PARK
CITY OF SUWANEE, GWINNETT COUNTY, GEORGIA**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ("Declaration") is made as of the date set forth on the signature page hereof by WHITE STREET VILLAGE, LLC, a Georgia Limited Liability Company (hereinafter the "Declarant");

W I T N E S S E T H:

WHEREAS, Declarant is the owner of all that tract or parcel of land lying and being in Land Lots 209 and 210 of the 1st District, City of Suwanee, Gwinnett County, Georgia, as more particularly described on **Exhibit "A"** and incorporated herein by reference (said property, together with any other real property that is hereafter submitted to the provisions of this Declaration, less and except any portions thereof that have been or may be dedicated to Gwinnett County, Georgia or any municipality or other government entity, and less and except any real property withdrawn from the provisions of this Declaration in accordance with the terms and conditions contained herein, being herein referred to as the "Property"); and

WHEREAS, Declarant desires to subject the Property to the provisions of this Declaration and to impose on the Property mutually beneficial restrictions under a general plan of improvement for the benefit of the owners of each portion of the Property and to establish a procedure for the overall development, administration, maintenance and preservation of the Property; and

WHEREAS, in furtherance of such plan, it is desirable to create an Association to own, operate, maintain and/or manage, as applicable, the Area of Common Responsibility (as defined below) and to administer and enforce the covenants and restrictions and design guidelines imposed hereby; and

WHEREAS, it is intended that every owner of any of the Lots shall automatically, and by reason of such ownership, be subject to this Declaration and a Member of the Association and subject to the assessments, charges, rules and regulations of the Association;

NOW THEREFORE, Declarant does hereby submit the Property to the provisions of this Declaration, and such Property shall be held, sold, transferred, conveyed, used, occupied, mortgaged and otherwise encumbered subject to the covenants, conditions, restrictions, easements, assessments and liens, hereinafter set forth, which are for protecting the value and desirability of and which shall run with the title to the Property hereby and hereafter made subject hereto and shall be binding on all persons having any right, title or interest in all or any portion of the Property now and hereafter made subject hereto, their respective heirs, legal representatives, successors, successors-in-title and assigns and shall inure to the benefit of each owner of all or any portion thereof. This document establishes a mandatory membership homeowners association, but does not and is not intended to submit the Property to the provisions of the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, *et seq.*

**ARTICLE I.
DEFINITIONS**

As used in this Declaration, the following terms shall have the meanings ascribed to them in this Article, such definitions being cumulative of those set forth in the recitals and elsewhere in this

Declaration.

"Additional Property" shall mean all of that certain real property which is more particularly described on **Exhibit "B"**, which is attached and incorporated herein by this reference, and which real property may be subject to annexation to the terms of this Declaration in accordance with Article II. Additional Property shall also mean any and all real property lying or being within a five (5) mile radius of the Property.

"Annual Assessment" shall have the meaning specified in the Article entitled "ASSESSMENTS AND OTHER CHARGES", and shall constitute the assessments which, pursuant to the provisions of such Article, shall be levied by the Association against the Lots each year for the purpose of raising the funds necessary to pay the "Annual Expenses" (as that term is defined in such Article).

"Architectural Review Committee" or **"ARC"** shall mean those individuals appointed to have jurisdiction over construction on or within any portion of the Property and responsibility for administration of design guidelines, as more fully described in the Article entitled "Architectural Control."

"Area of Common Responsibility" shall mean the Common Areas, together with those other areas and matters, if any, which by the terms of this Declaration, any Supplemental Declaration or other applicable covenant, contract, or agreement with any other Person become the responsibility of the Association.

"Articles of Incorporation" shall mean the Articles of Incorporation of the Association, as the same may be amended from time to time.

"Association" shall mean *Harvest Park Homeowners Association, Inc.*, a Georgia non-profit corporation, its successors and assigns.

"Benefited Neighbor" shall mean an Owner who enjoys easement rights for a specific Courtyard Easement Area or Driveway Easement Area.

"Board of Directors" or **"Board"** shall mean the body responsible for the administration of the Association, as provided in the Bylaws.

"Builder" shall mean any Person who purchases one (1) or more Lots for the purpose of constructing improvements for later sale to consumers or who purchases one (1) or more parcels of land within the Property for further subdivision, development and/or resale in the ordinary course of such Person's business. Any Person occupying or leasing an Improved Lot for residential purposes shall cease to be considered a Builder with respect to such Improved Lot on the date of such occupancy of the Improved Lot for residential purposes, notwithstanding that such Person originally purchased the Lot for the purpose of constructing improvements for later sale to consumers.

"Bylaws" shall mean the Bylaws of the Association, the initial version of which is attached hereto as **Exhibit "C"**, as the same may be amended from time to time.

"City" shall mean the City of Suwanee, Georgia.

"Common Areas" shall mean, singularly or collectively, as applicable, all land, improvements and other properties that hereafter shall be deeded to, or acquired by, the Association for the common use

and enjoyment of the Owners.

"Community Use Areas" shall mean any sidewalks, pathways and trails used in conjunction with or running parallel to, the street(s) that traverse an Improved Lot.

"Community Wide Standards" shall mean the standard of conduct, maintenance or other activity generally prevailing throughout the Property. Such standard shall initially be established by the Declarant and may be more specifically determined by the Architectural Review Committee. The Community Wide Standards may, but are not required to be, promulgated in writing.

"Cost Sharing Agreement" means any agreement, contract or covenant between the Association and/or the Declarant and an owner or operator of property adjacent to, in the vicinity of or within the Property for the allocation of expenses that benefit both the Association and the owner or operator of such property.

"Courtyard Area" shall mean, with respect to a Traditional Home Lot, the yard area adjoining and accessed through the home on such Lot as such yard area to be shown and described on a site plan or survey affixed to and made a part of any Supplemental Declaration to this Declaration. A Traditional Home Lot's Courtyard Area may be located entirely on such Traditional Home Lot or may be located partly on such Traditional Home Lot and partly on a Courtyard Easement Area located on the Lot of an adjoining Owner or on Common Area.

"Courtyard Area Fencing" shall mean any approved fence installed by a Builder that surrounds a Courtyard Area.

"Courtyard Easement Area" shall mean any portion of a Traditional Home Lot's Courtyard Area that extends beyond the boundaries of such Traditional Home Lot and is located on another Lot. A Traditional Home Lot may be (i) benefited by a Courtyard Easement Area located on another Lot; (ii) burdened by a Courtyard Easement Area for the benefit of another Lot, (iii) both benefited by a Courtyard Easement Area and burdened by a Courtyard Easement Area of another Lot; or (iv) neither benefited nor burdened by any Courtyard Easement Area. A Courtyard Easement Area may only be changed with the mutual consent of all Benefited Neighbors and all Easement Providers with respect to such Courtyard Easement Area and shall be evidenced by a recorded instrument.

"County Clerk" shall mean the Clerk of the Superior Court of the county where the Property is located.

"Declarant" shall mean WHITE STREET VILLAGE, LLC, a Georgia limited liability company, and shall include any successor or assign who shall own or acquire any portion of the property described on **Exhibits "A"** or **"B"** for the purpose of development and/or sale and who is designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant; provided, however, there shall only be one (1) Declarant hereunder at any one time.

"Declaration" shall mean this Declaration of Covenants, Restrictions and Easements for Harvest Park, as the same may be hereafter amended in accordance with the terms hereof.

"Development Period" shall mean the period of time during which the Declarant owns any property that is subject to this Declaration or has the unilateral right to subject Additional Property to this Declaration pursuant to Article II.

"Driveway Easement Area" shall mean, with respect to certain Traditional Homes, the area to be shown and described as "Driveway Easement Area" on any site plan or survey affixed and made a part of a Supplemental Declaration to this Declaration. A Driveway Easement Area may only be changed with the mutual consent of all Benefited Neighbors and all Easement Providers with respect to such Driveway Easement Area and shall be evidenced by a recorded amendment to this Declaration.

"Easement Provider" shall mean an Owner whose Lot is encumbered by a Benefited Neighbor's Courtyard Easement Area or Driveway Easement Area. In the event that a Benefited Neighbor's Courtyard Easement Area encumbers a portion of the Common Area (rather than the Lot of another Owner) the Easement Provider is the Association.

"Improved Lot" shall mean a Lot (i) which has been improved with a Residence, (ii) which has been sold to a Person who is not the Declarant or a Builder, and (iii) is not being used as a Model Home.

"Lot" shall mean each portion of the Property which may be independently owned and conveyed and which is intended for development, use, and occupancy as an attached or detached residence for a single family, as shown and indicated as a "Lot" or "Unit" on any of the Plats which are hereafter recorded. The term shall refer to the land, of any, which is part of the Lot, as well as any improvements thereon.

"Member" shall mean a Person subject to membership in the Association pursuant to the Article entitled "The Association".

"Model Home" shall mean a structure used by the Declarant or a Builder to show a prospective buyer what a similar housing type will look like when constructed on a Lot.

"Mortgage" shall mean a deed or other document by means of which title to any Lot is conveyed or encumbered to secure a debt of first priority. The term **"Mortgagee"** shall refer to a beneficiary or holder of a Mortgage.

"Neighborhood" shall mean a group of Lots designated as a separate Neighborhood pursuant to Article II for the purpose of receiving benefits or services from the Association which are common to those Lots and not provided to all Lots. A Neighborhood may be comprised of more than one housing type with, or without, other features in common, and may include noncontiguous parcels of property. Neighborhood boundaries may be established and modified as provided in Article II hereof.

"Neighborhood Assessments" shall mean assessments levied against Lots in a particular Neighborhood to fund Neighborhood expenses, as described in Article VI.

"Owner" shall mean any Person who is a record owner by purchase, transfer, assignment or foreclosure of a fee or undivided fee interest in a Lot; provided, however, that any Person who holds such interest merely as security for the performance of an obligation shall not be an Owner.

"Person" shall mean a natural person, corporation, trust, partnership or any other legal entity.

"Plats" shall mean all plats recorded in the County Clerk's plat book records, for any real property that may be submitted to this Declaration at any time and from time to time, together with all amendments thereto, and any and all other plats, and amendments thereto, that are hereafter recorded in the County Clerk's plat records for the purpose of subjecting any of the Additional Property to this

Declaration.

"Property" shall have the meaning given to it in the first recital paragraph of this Declaration.

"Residence" shall mean the structure on each Lot for which a certificate of occupancy has been issued by the applicable government authority.

"Special Assessment" shall mean assessments levied in accordance with Article VI, Section 4.

"Specific Assessment" shall mean assessments levied in accordance with Article VI, Section 5.

"Supplemental Declaration" shall mean an instrument filed with the County Clerk which annexes Additional Property to this Declaration, designates a Neighborhood and/or imposes, expressly or by reference, additional restrictions and/or obligations on the land described in such instrument.

"Townhome Lot" shall mean a Lot in a Townhome Neighborhood designated for the construction of a Residence that is connected to another Residence by one or more party wall and sometimes referred to herein as a **"Townhome "**.

"Traditional Home Lot" shall mean a Lot in a Traditional Home Neighborhood designated for the construction of a Residence that is not connected to another Residence by a party wall.

ARTICLE II. PROPERTY SUBMITTED TO THIS DECLARATION

Section 1. Lots Hereby Subjected to this Declaration. The Declarant, for itself and its successors and assigns, does hereby submit the Property and the Lots to this Declaration. All of the terms, provisions, liens, charges, easements, covenants and restrictions set forth in this Declaration as applicable to the Lots shall be a permanent charge thereon, and shall run with the Lots.

Section 2. All Lots Bear the Burdens and Enjoy the Benefits of this Declaration. Every Owner, by taking record title to a Lot, agrees to all of the terms and provisions of this Declaration. Each of the Lots is subject to all the burdens, and enjoys all the benefits, made applicable hereunder.

Section 3. Annexation of Additional Property. The Declarant may, at any time, and from time to time, prior to twenty (20) years from the date hereof, subject all or part of the Additional Property to the terms, provisions, liens, charges, easements, covenants and restrictions of this Declaration by executing and recording with the County Clerk an amendment to this Declaration describing the property being annexed. Declarant further has the right to convey to the Association additional Common Areas contained within such Additional Property, the maintenance of which may increase the amount of the Annual Assessment as provided elsewhere herein and may increase the amount of Annual Assessments which shall be levied against each Lot. No approval from any Member of the Association, or from anyone else whomsoever, shall be required for the Declarant to subject Additional Property to this Declaration.

From and after such recording, the annexed property shall be held, transferred, sold, conveyed, used, leased, occupied, mortgaged or otherwise encumbered subject to all of the terms, provisions, liens, charges, easements, covenants and restrictions of this Declaration, including, without limitation, all lien and assessment provisions set forth in this Declaration, and all of the terms, provisions, liens, charges,

easements, covenants and restrictions set forth in this Declaration shall be a permanent charge on, and shall run with, such annexed property.

In addition to the controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens set forth in this Declaration, Declarant shall further have the right at its election, without the consent of any Owner or Owners, to subject any such annexed property to additional controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens by filing a Supplemental Declaration with the County Clerk covering only such annexed property. The Association shall have the right and authority to enforce all controls, covenants, conditions, restrictions, easements and development guidelines contained in such additional declaration. Any such Supplemental Declaration may supplement, create exceptions to, or otherwise modify the terms of this Declaration as it applies to the annexed property in order to reflect the different character and intended use of such property.

Section 4. Withdrawal of Property. The Declarant reserves the right to amend this Declaration during the Development Period, for the purpose of removing any portion of the Property from the coverage of this Declaration, provided such withdrawal is not contrary to the overall, uniform scheme of development for the Property and is not contrary to the planned residential development requirements of the zoning ordinance in effect for the Property. This provision includes but is not limited to Declarant's right to convey property to any governmental entity, conservation or land trust as deemed desirable in Declarant's discretion. Such amendment shall not require the consent of any Person other than the Owner of the property to be withdrawn, if same is not the Declarant. If the property is part of the Common Areas, the Association shall also consent to the withdrawal and re-convey such property to Declarant, as the case may be, without consideration.

Section 5. Submission to a Master Community and Other Acts of Declarant. Declarant reserves the right, to amend this Declaration during the Development Period to submit the Property and the Additional Property to a larger planned community, to subject the Property to a master association and to consolidate the Association with other homeowners or community associations.

Section 6. Neighborhoods. Declarant hereby establishes two (2) Neighborhoods within the Property. As and when Plats are recorded depicting such Lots, and unless and until Declarant records an amendment to the Plats changing specific designations, certain Lots are designated as Townhome Lots and others designated as the Traditional Home Lots. Declarant, in its sole discretion, may establish additional Neighborhoods within the Property by amendment to the Declaration and/or Plats in order to subject such Lots to additional covenants and restrictions or to benefit said Lots differently from other Lots on the Property. During the Development Period, the Declarant may unilaterally amend this Declaration and any plat from time to time to assign property to a specific Neighborhood, to redesignate Neighborhood boundaries, or to remove property from a specific Neighborhood.

Any Neighborhood may, but shall not be required to, elect a Neighborhood committee to represent the interests of the Owners in such Neighborhood. No Neighborhood committee shall be formed, however without the prior submission to and written approval of the Board of Directors.

After the expiration of the Development Period, the Owners of two-thirds of the total number of Lots within a Neighborhood may at any time petition the Board of Directors to divide the property comprising their Neighborhood into two (2) or more Neighborhoods. Such petition shall be in writing and shall identify the Lots to be included within the proposed Neighborhoods. Such petition shall be deemed granted thirty (30) days following the filing of all required documents with the Board of Directors unless the Board of Directors denies such application in writing within such thirty (30) day period. The

Board of Directors may deny any application only upon determination that there is no reasonable basis for distinguishing between the Lots proposed to be divided into separate Neighborhoods.

After the expiration of the Development Period, the Owners of two-thirds of the total number of Lots within a Neighborhood may request that the Association provide a higher level of service or special services for the benefit of the Lots in such Neighborhood and the Association may, in its sole discretion, provide the requested services. The cost of such service, which may include a reasonable administrative charge in such amount as the Board of Directors may deem appropriate (provided such administrative charge shall apply at a uniform rate per Lot to all Neighborhoods receiving the same service), shall be assessed against the Lots within such Neighborhood as a Neighborhood Assessment pursuant to Article V herein.

No action may be taken by a Neighborhood which is adverse to the interests of the Association or its Members or that is inconsistent with the Community Wide Standards. If the Neighborhood fails to comply with such requirements of the Association as specified by the Association in writing, the Association may assess the Lots within such Neighborhood for any expense incurred by the Association to correct the inconsistency or deficiency.

Section 7. Townhome Boundaries. In the event that a side boundary of a Townhome abuts the side boundary of another Townhome, the side boundary for each such Townhome shall be a line consistent with and along the center of all firewalls separating such Townhome from the abutting Townhome. In the event that the side boundary of a Townhome does not abut the side boundary of another Townhome, the side boundary shall be a line consistent with and along the outer exterior surface of the outside wall of such Townhome. In the event of any discrepancy between the boundaries of a Townhome, as described herein, and the boundaries of such Townhome when shown on the recorded Plats, the description of the boundaries of the Townhome set forth herein shall control. All of the area within the boundaries of each Townhome, as herein described and as shown and depicted on the recorded Plats, shall for all purposes constitute real property which may be owned in fee simple, subject to the terms, provisions, liens, charges, covenants, easements and restrictions of this Declaration.

ARTICLE III. ASSOCIATION PROPERTY

Section 1. Common Areas and Association Property. The Declarant shall have the right to transfer and convey to the Association, or cause the transfer and conveyance to the Association of, any portion of the Property owned by Declarant. All portions of the Property which are so transferred or conveyed to the Association shall thereafter constitute Common Areas. Said right may be exercised by the Declarant, any time, and from time to time, prior to twenty (20) years from the date hereof. Common Areas shall be conveyed to the Association subject to the rights and easements set forth in this Article, irrespective of whether the deed of conveyance shall make a specific reference to such rights and easements.

Section 2. Member's Rights in Association Property. Except for Common Areas encumbered by a Courtyard Easement Area (which are reserved for the use of the Lot Owner to which such area appertains, every Owner of every Lot shall have a non-exclusive right and easement of enjoyment and use in and to the Common Areas and such right and easement shall be appurtenant to, and shall pass with, the title to the Lot(s) owned by such Owner. The right and easement of enjoyment and use of the Common Areas are and shall be subject to the easements which are described in the Article entitled "Easements and Agreements Regarding the Property", to the right of the Association to promulgate reasonable rules and regulations regarding the use of Common Areas, and the right of the Association, as provided in the

Bylaws, to suspend the enjoyment rights of the Owner(s) of any Lot during any period in which any assessment which is due to the Association from such Owner remains unpaid, and for such period as the Board of Directors may consider appropriate for any infraction of its rules and regulations. No such suspension, however, shall prohibit the Owner of any Lot from using the Common Areas to the extent necessary for such Owner to have access to and from his Lot.

The Board of Directors may permit other persons who are not residents of any Lots to use the Common Areas upon such terms and conditions, and for the payment of such fees, as shall be determined by the Board of Directors.

Section 3. No Partition. The Common Areas shall remain undivided and no Owner shall bring any action for partition or division of the whole or any part thereof without the written consent of all Owners of all portions of the Property and without the written consent of all holders of all Mortgages encumbering any portion of the Property.

Section 4. Condemnation. In the event that any part of the Common Areas shall be taken by any authority having the power of condemnation or eminent domain or conveyed in lieu of, and under threat of, condemnation by the Board of Directors acting on the written direction of the Owners of at least sixty seven percent (67%) of the Lots (and, if during the Development Period, the written consent of Declarant), the Association shall restore or replace the improvements on the remaining land included in the Common Areas to the extent available or possible unless, within sixty (60) days after such taking, the Owners of at least sixty seven percent (67%) of the Lots (and Declarant, if during the Development Period) otherwise agree. The provisions of the subsection immediately below regarding funds for the repair of damage or destruction shall apply. If the taking or conveyance does not involve any improvements on the Common Area, or if a decision is made not to repair or restore, or if net funds remain after any such restoration or replacement is complete, then such award or net funds may be used by the Association for such purposes as the Board of Directors shall determine.

Section 5. Damage or Destruction. In the event that any improvements located on any Common Areas shall be damaged or destroyed by any casualty, the Board of Directors shall proceed with the filing and settlement of all claims arising under any policy of insurance maintained by the Association with respect to such improvements and shall obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed improvements.

Any such damage or destruction shall be repaired or reconstructed unless it shall be decided, within ninety (90) days after the occurrence of casualty, by the Owners of at least sixty seven percent (67%) of the Lots, and by Declarant, if during the Development Period, not to so repair or reconstruct such damage. In the event that it shall be so decided not to repair or reconstruct some damage or destruction, the proceeds of any insurance as may become payable to the Association as a result of such damage or destruction shall be retained by and for the benefit of the Association and placed in a capital improvements account. This is a covenant for the benefit of Mortgagees and may be enforced by the Mortgagee of any affected Lot. If the insurance proceeds are insufficient to cover the costs of repair or reconstruction, the Board of Directors may, without a vote of the Members, levy special assessments to cover the shortfall.

Section 6. Permitted Actions. Notwithstanding anything to the contrary in this Article, the Association, acting through the Board of Directors, may dedicate portions of the Common Areas to any local, state or federal governmental or quasi-governmental entity and may grant easements over the Common Areas for installation and maintenance of utilities and drainage facilities and for other purposes not inconsistent with the intended use of the Common Area, all without the approval of the membership.

Section 7. Reconveyance of Common Areas. Notwithstanding anything contained herein to the contrary, Declarant reserves the right to re-plat any Lot still owned by Declarant and shown on Plats in order to modify the boundary lines and to take such other steps reasonably necessary or desirable to make such re-platted Lot suitable for its intended use, including but not limited to, the relocation of easements, walkways, rights-of-ways, roads, bridges, parks, recreational facilities, and other amenities to conform to the new boundaries of such re-platted Lots. Upon request of Declarant, the Association shall convey to Declarant any unimproved portions of the Property originally conveyed to the Association for no consideration, to the extent conveyed in error or needed by Declarant, or any affected Builder as determined by Declarant, to make adjustments to property lines to meet set-back requirements or for any other reason.

ARTICLE IV. EASEMENTS AND AGREEMENTS REGARDING THE PROPERTY

Section 1. Easements and Agreements Regarding All of the Property. The Property is subject to all easements and agreements of record. The Property and this Declaration are subject and subordinate to such easement agreements and all of the terms, provisions, liens, charges, easements, covenants and restrictions set forth in the same are incorporated herein and are a permanent charge on, and shall run with, the Lots. The Property shall further be subject to, and Declarant and the Association do hereby grant, the following easements:

(a) Easements Shown on Plats. The Property shall be subject to all easements, dedications, borders, buffers, restrictions and the like which are shown and depicted on the Plats as affecting and burdening the Property.

(b) Use of Common Areas. Declarant hereby reserves and establishes an easement for the exclusive use of such portions of the Common Areas as may be reasonably desirable, convenient or incidental to the construction and installation of improvements on, and the sale of, any Lots, including, but not limited to, sales and business offices, storage areas, construction yards and signs. Such easements shall be exercisable by Declarant and any Builder and any and all other Persons who the Declarant shall authorize to exercise the same, including, without limitation, real estate sales agents, brokers, Builders, and their subcontractors, irrespective of whether such persons are affiliated with the Declarant or any Builder. Such easements shall exist notwithstanding any provision of this Declaration which might be construed to the contrary, but shall terminate one (1) year and thirty (30) days after the date that all of the Lots are Improved Lots. Such easements shall and do exist without affecting the obligation of the Owner of any Lot to pay assessments or charges coming due during such period of time as portions of the Common Areas shall be used by authorized persons pursuant to the exercise of the easements herein stated.

(c) Use of Private Streets. Declarant hereby grants, conveys, declares, creates, imposes and establishes a perpetual, nonexclusive right of way easement for vehicular and pedestrian access, ingress and egress over and across the private streets and sidewalks located within the Property. Any reference to private streets shall mean a reference to the private streets as actually constructed and depicted on the Plats. The right of way easement herein granted shall permit joint usage of such easement by: (a) Declarant and any Builder and their affiliates; (b) any Builder; (c) the Owners and occupants of Lots; (d) the legal representatives, successors and assigns of the Owners; and (e) invitees and licensees of the Owners and occupants. Declarant hereby expressly reserves for itself, its successors and assigns, all rights and privileges incident to the ownership of the fee simple estate of any right-of-way easement area which are not inconsistent with the rights and privileges herein granted, including, without limitation, the

right to maintain one or more proprietary signs on the easement area and the right to grant additional nonexclusive easements to third parties, over, under and across the easement area. Declarant hereby reserves for the benefit of itself and grants to the Association as Common Area, the perpetual nonexclusive right and easement upon, over and across those utility easement areas and private streets and roads for the installation, maintenance, and use of such streets and roads, sidewalks, traffic directional signs, grading for proper drainage of said streets and roads, and related activities and improvements.

(d) Declarant Activities. Notwithstanding any provision contained in this Declaration, the Bylaws or the Articles of Incorporation to the contrary, or any amendments thereto, until the expiration of the Development Period, it shall be expressly permissible for Declarant, and any Person authorized by Declarant, to maintain and carry on, upon such portion of the Property as Declarant may deem necessary, such facilities and activities as may reasonably be required by Declarant or any Builder for the development, construction and sale of the Property, including without limitation the following: the right of access, ingress and egress for vehicular and pedestrian traffic over, under, on or in the Property; the right to tie into any portion of the Property with driveways, parking areas and walkways; the right to tie into and/or maintain and repair any device (without a tap-on or any other fee for doing so), replace, relocate, maintain, and repair any device which provides utility or similar service including, without limitation, electrical, telephone, natural gas, water, sewer and drainage lines and facilities constructed or installed in, on, under, or over the Property; the right to carry on sales and promotional activities on the Property; the right to keep entrances to the Property open during sales office hours; the right to construct and operate business offices, signs, construction trailers, and Model Homes; and the right to exercise all rights reserved to Declarant in this Declaration.

(e) Builder Activities. Declarant further reserves for the benefit of each Builder the following non-exclusive easements, each of which is to be exercised in a commercially reasonable manner, in compliance with all applicable laws and regulations affecting the same: (i) the right of access, ingress and egress for vehicular and pedestrian traffic over, on or in the Property; (ii) the right to tie into any portion of the Property with driveways, parking areas and walkways; (iii) the right to tie into and/or maintain and repair any device (without a tap-on or any other fee for doing so), replace, relocate, maintain, and repair any device which provides utility or similar service including, without limitation, electrical, telephone, natural gas, water, sewer and drainage lines and facilities constructed or installed in, on, under, or over the Property; (iv) the right to carry on sales and promotional activities on the Property; (v) the right to require that the entrances to the Property be kept open during sales office hours, as well as for all construction activity purposes; (vi) the right to construct and operate business offices, signs, construction trailers, and Model Homes; and (vii) the right to install and maintain directional and sales signs within the Common Areas advertising Lots for sale within the Property. Such easements shall exist notwithstanding any provision of this Declaration which might be construed to the contrary, but shall terminate with respect to a Builder ten (10) days after the date that such Builder does not own a Lot within the Property. Such easements shall and do exist without affecting the obligation of the Owner of any Lot to pay assessments or charges coming due during such period of time as portions of the Common Areas shall be used by authorized persons pursuant to the exercise of the easements herein stated.

Section 2. Easements Over Lots. The Lots shall further be subject to, and the Declarant does hereby grant, the following non-exclusive perpetual and temporary easements for the enjoyment of Declarant, the Association, any Builders and subcontractors authorized by Declarant, the Members, the Owners, and the successors-in-title of each:

(a) Entrance Features. There shall be a perpetual easement in favor of the Association for maintenance, repair and landscaping of any entrance monuments and entrance landscaping which are or will be located on any Lot and the repair and replacement of any water pipes and electrical lines which

are a part thereof. The Owners of any Lots on which these features are placed, or against which such features abut, shall not remove, camouflage, damage or otherwise alter in any way said entrance features.

(b) Entry. Each Lot shall be subject to an easement for the entry by the authorized agents and representatives of the Association to go upon such Lot under such circumstances and for such purposes as are described elsewhere in this Declaration.

(c) Encroachments. Each Lot shall have a three (3) foot easement as measured from any point on the common boundary between such Lot and any adjoining Lot, or between such Lot and adjacent Common Areas, for encroachments and overhangs due to the placement or settling of the improvements constructed, reconstructed or altered thereon and for driveway, HVAC unit, utility meter, fence or other encroachments which may be erected in said easement area, unless such encroachment was due to the willful act of an Owner other than a Builder or the Association.

(d) Private Streets and Alleys. All Lots shall be subject to a perpetual easement in favor of the Association and all other Lot Owners for maintenance, management, repair, landscaping, and non-exclusive ingress, egress, use and enjoyment, of the private streets and alleys which are located on the Property, as shown on the Plats, whether said streets and alleys are located on the Common Areas or are located on Lots. This easement right includes the right of contractors engaged by the Association to enter upon any and all Lots from time to time as necessary in order to perform any of the above repair or maintenance work. The Owners of the Lots shall not impair access to, or otherwise alter in any way, said streets, alleys or landscaping.

(e) Slope Control. Each Lot shall be subject to an easement for slope control purposes, including the right to grade and plant slopes and prevent the doing of any activity that might interfere with slopes or which might create erosion or sliding problems or which might change, obstruct or retard drainage flow.

(f) Surface Water Drainage. Each Lot shall be subject to a perpetual easement in favor of the Association and all other Lots for the drainage of surface waters over, under or across such Lot, including any runoff or carryover of water from one Lot to another, if and to the extent that such cross Lot drainage condition was created by Declarant or by a Builder authorized by Declarant. All Lots on which storm sewer lines are located are further subject to a perpetual easement in favor of the Association and its authorized contractors for the maintenance, repair and replacement of the storm sewer lines. This right shall include the right of authorized contractors to enter upon said Lots from time to time as necessary to perform said work.

(g) Utilities. Each Lot shall be subject to a perpetual easement in favor of the Declarant, the Association, Builders and subcontractors, and, in the event that Declarant or a Builder installs utilities on a Lot which benefit adjoining Lot Owners, in favor of any benefited Lot Owners and their contractors and subcontractors, as well as any public utility company, water main, water services, sewer services or cable company, for the erection, installation, construction, maintenance, repair and replacement of wires, lines, meters, equipment, conduits, sewer taps, and attachments appurtenant to, above and below ground and in connection with the transmission of electricity, gas, water, telephone, community antennae or satellite dish, television cables and other utilities.

(h) Creeks and Stream Buffers. Any Lots located along any creek and stream buffers that may be shown on the Plat shall be subject to a perpetual easement in favor of the Association and authorized contractors, as well as any public utilities or municipalities for the repair or maintenance of any areas along the creek and stream buffers as shown on the Plat and this right shall include the right of authorized contractors to enter upon said Lots from time to time as necessary in order to perform said work. This

section does not create an obligation of the Association to repair any areas along any creek and stream buffers shown on the Plats.

(i) Pond Maintenance and Flood Water. Declarant reserves, creates, establishes, promulgates, and declares for itself and its successors, assigns and designees and the Association the nonexclusive, perpetual, reciprocal, appurtenant right and easement, but not the obligation, to enter upon the ponds, streams and wetlands located within the Area of Common Responsibility to (a) install, keep, maintain, and replace pumps and irrigation systems in order to provide water for the irrigation of any of the Area of Common Responsibility; (b) draw water from such sources for purposes of irrigation; (c) construct, maintain and repair any wall, dam or other structure retaining water; and (d) remove trash and other debris there from and fulfill maintenance responsibilities as provided in this Declaration. The Declarant, the Association and their designees shall have an access easement over and across any of the Property abutting or containing any portion of any pond, stream or wetland to the extent reasonably necessary to exercise their rights under this Section.

Declarant further reserves, creates, establishes, promulgates, and declares for itself and its successors, assigns and designees, and the Association the non-exclusive, perpetual, reciprocal, appurtenant right and easement of access and encroachment over the Common Area and Property (but not the dwellings thereon) adjacent to or within twenty (20) feet of ponds, streams and wetlands in order to (a) temporarily flood and back water upon and maintain water over such portions of the Property; (b) fill, drain, dredge, deepen, clean, fertilize, dye, and generally maintain the ponds, streams and wetlands within the Area of Common Responsibility; (c) maintain and landscape the slopes and banks pertaining to such ponds, streams and wetlands; (d) disturb existing landscaping; and (e) pile dirt and plant materials. All Persons entitled to exercise these easements shall use reasonable care in, and repair any damage resulting from the intentional exercise of such easements. All affected areas shall be restored to a neat and attractive condition to the extent practical, as soon as reasonably possible after completion of any construction or maintenance activities authorized in this Declaration. Nothing herein shall be construed to make Declarant or any other Person liable for damage resulting from flooding due to heavy rainfall or other natural disasters.

Declarant reserves unto itself the right, in the exercise of its sole discretion, upon the request of any Person holding, or intending to hold, an interest in the Property, or at any other time, (a) to release all or any portion of the Property from the burden, effect and encumbrance of any of the easements granted or reserved under this Section, or (b) to define the limits of any such easements.

(j) Lateral Support. Declarant reserves, creates, establishes, promulgates, and declares non-exclusive, perpetual, reciprocal, appurtenant easements over every portion of the Common Area, every Lot and any improvement which contributes to the lateral support of another portion of the Common Area or of another Lot shall be burdened with an easement for lateral support, and each shall also have the right to lateral support which shall be appurtenant to and pass with title to such property.

(k) Stormwater Runoff, Effluent and Water Reclamation. Declarant hereby reserves for itself and its designees all rights to ground water, surface water, storm water runoff, and effluent located or produced within the Properties, and each Owner agrees, by acceptance of a deed to a Lot, that Declarant shall retain all such rights. Such right shall include an easement over the Properties for access, and for installation and maintenance of facilities and equipment to capture and transport such water, runoff and effluent.

(l) Construction and Boundary Line Improvements. Each Lot shall be subject to a temporary construction easement in favor of Declarant, authorized Builders and contractors, and adjoining Lot

Owners for construction activities on any Lot, including but not limited to the installation of boundary line improvements such as walls, fences and hedges. Any improvement made by an adjoining Lot Owner shall be subject to the architectural control provisions contained herein and must be approved by Declarant or the Association, as applicable, prior to installation.

(m) Perimeter Fencing. All Lots located along the perimeter of the Property shall be subject to a perpetual easement in favor of the Association for the installation, maintenance, repair and replacement of any fence installed or to be installed along the perimeter of the Property by the Declarant or a Builder. The Owners of these Lots shall not remove, camouflage, damage or otherwise alter in any way said fencing. The easement rights to which these Lots shall be subject specifically include the right of contractors engaged by the Association to enter upon said Lots from time to time as necessary in order to perform repair and maintenance work.

(n) Maintenance. Each Lot shall be subject to a perpetual easement in favor of the Association and its contractors for the maintenance of the Lots as provided for in the Article entitled "Maintenance Responsibilities" herein. There is further reserved for the benefit of each Improved Lot a reciprocal appurtenant easement between all adjacent Improved Lots and between any Improved Lot and adjacent Common Areas for the purpose of maintaining or repairing the improvements located on each such Improved Lot and any Benefited Neighbor's Courtyard Area Fencing. All such maintenance shall be performed with a minimum of interference to the quiet enjoyment of the adjacent Lot's Owner. Except in emergencies, entry onto a Lot shall occur only after providing the Owner of such Lot not less than forty-eight (48) hours advance notice and shall occur only during reasonable hours. Each Owner and the Association shall cooperate with each other Owner and/or occupant for purposes of exercising these easement rights and these easements shall be exercised only for such period of time as is reasonably necessary in order to complete the maintenance or repair. The Owner or Association exercising these easement rights shall pursue such work promptly and diligently and shall promptly repair any damage that arises out of such maintenance or repair work to the Lot(s) over which this easement is exercised.

(o) Courtyard Easements. Subject to the maintenance easement provided for in subsection (n) above, each Easement Provider hereby grants an easement to his Benefited Neighbor(s) for the exclusive use of and enjoyment by the Benefited Neighbor of that portion of the Easement Provider's Lot that constitutes the Benefited Neighbor's Courtyard Easement Area. Any approved Courtyard Area Fencing shall be the property of the Benefited Neighbor served by such Courtyard Area. Each Benefited Neighbor hereby indemnifies the Easement Provider for any damage or harm to the Easement Provider or his property caused by the willful acts or negligence of Benefited Neighbor, his occupants, family, guests, invitees or lessees. Each Easement Provider hereby indemnifies such Benefited Neighbor for any damage or harm to the Benefited Neighbor or his property caused by the willful acts or negligence of the Easement Provider, his occupants, family, guests, invitees or lessees.

(p) Driveway Easements. Subject to the maintenance easement provided for in subsection (n) above, each Easement Provider hereby grants an easement to his Benefited Neighbor(s) for the non-exclusive use of and enjoyment by the Benefited Neighbor of that portion of the Easement Provider's Lot that constitutes the Benefited Neighbor's Driveway Easement Area. Each Benefited Neighbor hereby indemnifies the Easement Provider for any damage or harm to the Easement Provider or his property caused by the willful acts or negligence of Benefited Neighbor, his occupants, family, guests, invitees or lessees. Each Easement Provider hereby indemnifies such Benefited Neighbor for any damage or harm to the Benefited Neighbor or his property caused by the willful acts or negligence of the Easement Provider, his occupants, family, guests, invitees or lessees.

(q) Easement for Non-Exclusive Use and Enjoyment of Community Use Areas. Each Lot shall be subject to the right of the Owners of all other Lots, and their guests, families and invitees, to the non-exclusive use and enjoyment of all Community Use Areas.

(r) Townhome Shared Facilities. There is reserved for the benefit of each Townhome which shares its front stoop, front steps, and/or front walk with an adjacent Townhome a reciprocal appurtenant easement with the adjacent Townhome for the non-exclusive use and enjoyment of the shared facilities.

(s) Liability for Use of Easements. No Owner shall have a claim or cause of action against the Declarant, its successors or assigns, arising out of the exercise or non-exercise of any easement reserved hereunder or shown on any subdivision Plat for the Property, except in case of willful or wanton misconduct.

ARTICLE V. THE ASSOCIATION

Section 1. The Association. Prior to the date this Declaration has been filed for record with the County Clerk, Declarant has caused the Association to be formed, and the Association does now exist, under its Articles of Incorporation and Bylaws.

The Association is and shall be responsible for the maintenance of the Area of Common Responsibility, the enforcement of the covenants and restrictions set forth in this Declaration, and the performance of such other duties and services as are required of the Association hereunder or as the Board of Directors shall deem to be in the best interests of the Members of the Association.

Section 2. Membership. Every Owner is and shall be a Member of the Association. **In** no event shall such membership be severed from the Ownership of such Lot.

Section 3. Remedies, Enforcement and Suspension of Membership Rights. **In** addition to and not in limitation of all other rights it may have, the Association, acting through its Board of Directors, shall have the full right and authority to enforce the architectural control provisions, use restrictions and all other provisions of the Declaration and Bylaws and the rules and regulations promulgated there under by the imposition of reasonable monetary fines, suspension of use and voting privileges, suspension of water or other utility service provided by or through the Association, and the exercise of self-help (specifically including but not limited to the towing or booting of vehicles that are in violation of the parking rules and regulations). Any such suspension of use and voting privileges shall not affect such Member's obligation to pay assessments coming due during the period of such suspension and shall not affect the permanent charge and lien on the Member's Lot in favor of the Association. The Association, acting through its Board of Directors, shall further have the full and complete right to exercise reasonable business judgment in the decision to pursue enforcement action in any particular case, without waiver of the Association's right to enforce the same provision at a later time under other circumstance or preclude the Association from enforcing any other covenants, restriction or rule.

Section 4. Meetings of the Membership. All matters concerning the meetings of Members of the Association, including the time at which and the manner in which notice of any said meeting shall be given to Members, the quorum required for the transaction of business at any meeting, and the vote required on any matter, shall be as specified in this Declaration, or in the Articles of Incorporation or the Bylaws, or by law.

Section 5. Association Acts Through Its Board of Directors. Whenever approval of, or action or inaction by, the Association is referred to or called for in this Declaration, such action, inaction or approval shall be by the Board of Directors of the Association, unless it is specifically stated in this Declaration, the Articles of Incorporation or the Bylaws with respect to such action, inaction or approval that the Members of the Association or the Owners of Lots must vote. No member of the Board of Directors of the Association or any officer of the Association (including, without limitation, any such individual who shall have been appointed by Declarant during the Declarant Control Period, as such term is defined in the Bylaws) shall be personally liable to any Owner of any Lot for any mistake of judgment or for any other act or omission of any nature whatsoever, except for any acts or omissions found by a court of competent jurisdiction to constitute gross negligence or fraud.

Section 6. Professional Management. The Association may, but shall not be obligated to, obtain and pay for the services of any Person or other entity to manage the affairs of the Association, or any part thereof, as the Board of Directors deems to be in the best interests of the Association.

ARTICLE VI. ASSESSMENTS AND OTHER CHARGES

Section 1. Creation of Lien and Personal Obligation. Each Owner, by acceptance of a deed or other conveyance for a Lot, covenants and agrees to pay to the Association all assessments and charges which are levied by the Association against the Lot(s) owned by such person in accordance with the terms and provisions of this Declaration, the Bylaws, and any rules and regulations of the Board of the Directors promulgated hereunder.

All sums lawfully assessed by the Association against any Lot and the Owner thereof, together with interest thereon, late fees in the amount of 10% of the sums owed or \$10.00, whichever is higher, and all costs of collection thereof, shall, from the time the sums become due and payable, be the personal obligation of the Owner, and the Owner's heirs, devisees, legal representatives, successors and assigns, of such Lot and constitute a continuing lien in favor of the Association on such Lot prior and superior to all other liens whatsoever except: (1) Liens for ad valorem taxes on the Lot; (2) The first lien of any Mortgage covering the Lot, provided that neither the grantee nor any successor grantee of such mortgage is the seller of the Lot; and (3) The lien of any secondary purchase money mortgage covering the Lot, provided that neither the grantee nor any successor grantee of such mortgage is the seller of the Lot. The covenant to pay assessments herein stated is and shall be a covenant running with the land.

Section 2. Purposes of Assessments and Charges. The assessments and charges levied by the Association pursuant to this Article shall be used to pay the costs and expenses which the Association shall incur in connection with the performance of its duties and responsibilities pursuant to this Declaration, the Articles of Incorporation and the Bylaws, the Easement Agreements, and for such other purposes as the Board of Directors shall deem necessary or desirable to promote the health, safety and welfare of the Association and its Members. The costs and expenses collected on an annual basis are herein referred to as the "Annual Expenses."

Section 3. Determination of Annual Assessment and Shares Thereof. Prior to the commencement of each fiscal year of the Association or at any time it deems best (said fiscal year being specified in the Bylaws), the Board of Directors shall estimate the total amount of the Annual Expenses which are anticipated to be incurred by the Association during such fiscal year and shall determine the amount which will be deposited during such fiscal year into reserve funds maintained by the Association. The Board of Directors shall thereupon adopt a budget for the Association's expenditures and reserves based upon such estimate and providing for the total annual assessment to be levied against the Members of the

Association for such fiscal year (the total assessment which shall be so determined and levied for any fiscal year is herein referred to as the "Annual Assessment"). The assessments provided for herein shall commence as to a Lot on the date that a Lot becomes an Improved Lot, with all Improved Lots being assessed equally, except as may be specifically set forth otherwise herein. No Annual Assessment shall be assessed against any Lot owned by Declarant or against any Lot while it is being used as a Model Home, unless required as a matter of law or by separate agreement with Declarant or a Builder. The Board of Directors shall send a copy of the budget so adopted by it, together with a written notice of the amount of the Annual Assessment so determined for such fiscal year and the amount of such Annual Assessment which shall be levied against each Lot, to the Owner of every Lot. The amount of such Annual Assessment which shall be levied against each Lot shall be due and payable to the Association in such installments as the Board of Directors shall determine and shall be paid to the Association when due without further notice.

Section 4. Special Assessments. If for any reason, including non-payment of any assessments to the Association by the persons liable therefor, the budget adopted by the Board of Directors for any fiscal year shall prove to be inadequate to defray the Annual Expenses for such fiscal year, or if the Board of Directors shall determine that it is in the best interests of the Association to levy a special assessment to pay the costs of any capital improvements or capital repairs, the Board of Directors shall have the authority to levy a special assessment against the Lots and the Owners thereof to raise such needed funds. Any special assessment levied by the Board of Directors pursuant to the provisions of this section shall be payable at such times and such installments as the Board of Directors shall determine. Each Improved Lot shall be liable for the payment of an equal share of every special assessment which shall be levied by the Association pursuant to the provisions of this section; provided that in no event shall Declarant or Builder be obligated to pay any special assessment.

Section 5. Specific Assessments. The Board of Directors may levy specific assessments against individual Owners (i) for the purpose of paying for the costs of any construction, reconstruction, repair or replacement of any damaged component of the Common Areas, or of any monument, landscaping, detention pond, amenity or other thing maintained by the Association, which is occasioned by the act(s) of individual Owner(s) and not the result of ordinary wear and tear, (ii) for the payment of fines, penalties or other charges imposed against an individual Owner relative to such Owner's failure to comply with the terms and provisions of this Declaration, the Bylaws, or any rules or regulations promulgated hereunder; or (iii) for any common expenses, other than expenses for the maintenance of the Common Areas, which benefit less than all of the Lots or which significantly disproportionately benefit all Lots (which expenses may be specially assessed equitably among all of the Lots benefited according to the benefit received); provided that in no event shall Declarant or Builder be obligated to pay any specific assessment, nor shall a specific assessment be assessed against any Lot until it is an Improved Lot. Failure of the Board of Directors to exercise its authority under this section shall not be grounds for any action against the Association or the Board of Directors and shall not constitute a waiver of the Board of Directors' right to exercise its authority under this section in the future with respect to any expenses.

Upon the establishment of a specific assessment under this section, the Board of Directors shall send written notice of the amount and due date of such specific assessment to the affected Owner(s) at least ten (10) days prior to the date such specific assessment is due.

Section 6. Neighborhood Assessments. The Board of Directors may specifically assess Owners of Lots within a Neighborhood to fund the actual and estimated expenses incurred by the Association for the primary benefit of the Lots within such Neighborhood, including without limitation maintenance required to be performed by the Association with respect to the Lots within such Neighborhood and a reserve fund for the repair and replacement of the capital items to be maintained. Neighborhood expenses

shall be allocated equally among all Lots within the Neighborhood benefited thereby and levied as a Neighborhood Assessment; provided that in no event shall Declarant or any Builder be obligated to pay any Neighborhood Assessment.

The Board of Directors shall send a copy of the budget so adopted by it, together with a written notice of the amount of the Neighborhood Assessment so determined for such fiscal year and the amount of such Neighborhood Assessment which shall be levied against each Lot, to the Owner of every affected Lot prior to the commencement of the fiscal year during which such Neighborhood Assessment is to be paid. The amount of such Neighborhood Assessment which shall be levied against each Lot shall be due and payable to the Association in such installments as the Board of Directors shall determine and shall be paid to the Association when due without further notice.

Section 7. Suspension of Services and Utilities Provided by Association. In the event any assessment, fine or other charge, or any portion or installment thereof, is delinquent for ninety (90) days or more, in addition to all other rights provided in this Declaration, the Association shall have the right, upon ten (10) days written notice, or in accordance with the suspension standards and notice requirements imposed on the institutional providers providing such services to the Property, if any, to suspend any utility or service, the cost of which is paid for by the Association as a common expense, which shall include, without limitation, water service provided to a Lot, until such time as the delinquent assessments and all costs permitted under this Section, including, without limitation, reasonable attorneys' fees actually incurred and any reasonable utility provider charges or other reasonable costs incurred in suspending and/or restoring such utility service or other services, are paid in full. Said utility services shall not be required to be restored until such delinquent assessments and costs, including, without limitation, any reasonable utility provider charges or other reasonable costs incurred in suspending and/or restoring such services, are paid in full. Any Owner whose utility or service has been suspended shall not be entitled to use any such utility or service paid for as a common expense from any source and any such unauthorized use shall be considered a theft of services under O.C.G.A. Section 16-8-5. All Association expenses for terminating and/or restoring any services pursuant to this Section, including reasonable attorneys' fees actually incurred, shall be a specific assessment and shall be collected as provided herein for the collection of assessments.

The notice requirement of this Section shall be deemed complied with if the notice is sent by certified mail, return receipt requested, to the address of the Lot and to any other address the Owner of the Lot has designated in writing to the Association. Enforcement under this Section is not dependent upon or related to other restrictions and/or other actions, except as provided herein.

Section 8. Special Assessment for Working Capital Reserve. Upon the first transfer of title to an Improved Lot (or, in the case of a Model Home, the thirtieth (30th) day after the Lot ceases to be used as a Model Home) and upon each resale of an Improved Lot thereafter, there shall be levied against such Improved Lot and paid to the Association a special assessment as set from time to time by Declarant or the Board of Directors of the Association. Such amount shall not be less than 1/6 of the Annual Assessment or greater than the total amount of the Annual Assessment which shall have been levied against Improved Lots for the calendar year in which such transfer of title shall take place. Declarant (or Builder, if the Lot is owned by a Builder) shall endeavor to collect such special assessment at the closing of the initial purchase of the Improved Lot; however, the failure to collect such special assessment at that time shall not excuse the obligation to make such payment. Neither Declarant, nor a Builder upon the first transfer of title to an Improved Lot, shall be liable for the payment of such special assessment.

Section 9. Effect of Non-Payment of Assessments, Charges or other Fees: Remedies of the Association.

(a) In the event that any Member of the Association shall fail to pay, within ten (10) days after the date the same is due and payable, any annual, special, specific or neighborhood assessment, or any installment of any such assessments which is payable by him to the Association, or any charges, fees or other such sums which may be due to the Association, the entire amount of such assessment or sum, including the portion thereof which would otherwise be payable in installments, may be declared by the Board of Directors to be immediately due and payable in full to the Association. All such amounts so declared by the Board of Directors to be due and payable in full to the Association shall be secured by the lien of the Association on every Lot owned by the delinquent Member, which lien shall bind such Lot or Lots in the hands of the then Owner, and his heirs, devisees, successors and assigns. The Association may, but shall not be obligated to, file a notice of lien in the land records of the county where the Lot is located. In addition to the lien rights, the personal obligation of the then Owner to pay such sums shall remain his personal obligation and shall also pass to his successors in title. Such Owner shall nevertheless remain as fully obligated as before to pay to the Association any and all amounts which said Owner was obligated to pay immediately preceding the transfer; and such Owner and such successors in title shall be jointly and severally liable with respect thereto, notwithstanding any agreement between such Owner and successors in title creating any indemnification of the Owner or any relationship of principal and surety as between themselves.

(b) All amounts which the Board of Directors shall declare to be due and payable pursuant to this section shall be subject to late fees in the amount of 10% of the sums owed or \$10.00, whichever is higher, and shall bear interest from the date of delinquency at the lower of the rate of ten (10%) percent per annum or the highest rate permitted by law. The Association may bring legal action against the Member of the Association personally obligated to pay the same, or foreclose its lien upon the Lot or Lots of such Member, in either of which events such Member shall also be liable to the Association for all costs and all actual attorneys' fees which the Association shall incur in connection with the collection of such delinquent amounts and in accordance with O.C.G.A. 44-5-60.

Section 10. Budget Deficits during Declarant Control Period. Declarant may advance funds to the Association sufficient to satisfy the deficit, if any, in any fiscal year between the actual operating expenses of the Association (exclusive of any allocation for capital reserves) and the annual and special assessments for such fiscal year. Any such payment, provision or advances shall be evidenced by promissory notes from the Association in favor of the Declarant and treated as a loan unless otherwise designated by the Declarant, in the Declarant's sole discretion.

Section 11. Failure to Assess. The failure of the Board of Directors to fix the assessment amounts, to deliver to each Owner an assessment notice, or to collect any sums due shall not be deemed a waiver, modification or release of any Owner of the obligation to pay assessments or any other sums due the Association. In the event of any assessments owed, each Owner shall continue to pay assessments on the same basis as for the last year for which an assessment was made until a new assessment is made, at which time any shortfalls in collections may be assessed retroactively by the Association.

**ARTICLE VII.
ARCHITECTURAL CONTROL**

Section 1. Architectural Approvals and Restrictions. No Exterior Structure or Improvement, as defined herein, shall be placed, constructed, erected, installed or made on any Lot unless such Exterior

Structure or Improvement meets all zoning requirements and square footage and other requirements that may be set forth in the Plats and is in strict compliance with the provisions of this article.

Section 2. Architectural Review Committee. Responsibility for the review of all applications under this Article shall be handled by the Architectural Review Committee ("ARC"), the members of which need not be Members of the Association and may, but need not, include architects, landscape architects, engineers or similar professionals, whose compensation, if any, shall be established from time to time by the Association. The ARC may establish and charge reasonable fees for review of applications hereunder and may require such fees to be paid in full prior to review of any application. Such fees may include the reasonable costs incurred by the ARC in having any application reviewed by architects, engineers or other professionals.

The ARC shall have exclusive jurisdiction over all construction, alterations or additions on any portion of the Property and shall be the sole arbiter of applications and may withhold approval for any reason, including, without limitation, purely aesthetic considerations. The ARC shall have the right, but not the obligation, to promulgate written design guidelines and standards for the Property in order to provide guidance to Owners and Builders regarding the approval process, which guidelines and standards may be amended by the ARC at any time and from time to time. Compliance with such guidelines and standards shall not guarantee approval of any application.

Until the termination of the Development Period, Declarant retains the right to appoint all members of the ARC, who shall serve at the Declarant's discretion. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by Declarant. Upon the expiration or surrender of such right, the Board of Directors shall appoint the members of the ARC, who shall thereafter serve and may be removed in the Board of Directors' discretion.

For so long as The Providence Group of Georgia, **L.L.C.**, its affiliates or subsidiaries ("TPG Georgia") are a Builder in the community, TPG Georgia shall have the right to designate a representative who shall serve as a duly appointed member of the ARC with full member privileges, *provided however*, such TPG Georgia ARC member shall abstain from participating as a member, or voting, on any matter related to or involving another Builder, or the application and approval process for TPG Georgia.

Section 3. Exterior Structure or Improvement. The term "Exterior Structure or Improvement" shall mean an exterior construction, alteration, addition or change of any nature whatsoever on a Lot [including but not limited to (i) a building, fence, wall, patio, dog house, playhouse, playground equipment, swimming pool, spa, Jacuzzi, or other structure, (ii) staking, clearing, excavation, grading, or filling of land, (iii) change in color, type or material of any existing improvement visible from the exterior of a Residence, (iv) planting or removal of landscaping materials (v) placement or installation of exterior lighting, statuary, flags, flagpoles, fountains and similar items, (vi) modification of the interior of a porch, deck, patio or similar portion of a structure which is visible from outside the Lot, or (vii) the addition of storm or screen doors or windows]. No Exterior Structure or Improvement shall be commenced, placed or maintained upon any Lot until complete and final plans and specifications setting forth the information hereinafter described shall have been submitted to and approved by the ARC as to the harmony of the exterior design and general quality with the existing standards of the improvements located on the other Lots, and as to location in relation to surrounding structures and topography.

Section 4. Approval Procedures. The plans and specifications which must be submitted to the ARC prior to the commencement of any such work upon any Lot, as hereinabove provided, shall contain at least the nature, kind, shape, height, materials, color, texture and location of such structure, alteration or landscaping, the distance from the closest Lot boundary line(s) and such other information as the ARC

may reasonably request in order to render a decision. Notwithstanding the above, however, the ARC, by resolution, may exempt certain activities from the application and approval requirements of this Article, provided that such activities are undertaken in strict compliance with the requirements of such resolution.

In the event that the ARC fails to approve or disapprove, or respond to applicant by requesting further information for any application on or before thirty (30) days after the first scheduled ARC meeting for which all application information and materials reasonably requested by the Association has been reviewed, the application shall be deemed approved.

The ARC shall, upon demand, furnish to any Member of the Association a certificate in writing signed by a member of the ARC, stating that any Exterior Structure or Improvement that has been approved and built in accordance with the provisions of this section is in compliance with the provisions of this section, and such certificate shall be conclusive as to whether the same is in such compliance.

Section 5. Construction Period. Unless otherwise agreed to in writing by the ARC, any Exterior Structure or Improvement must be commenced within 30 days after ARC approval of the plans and specifications for same. After commencement of construction, the Owner or Builder shall diligently continue construction to completion in a timely manner and within the time limits and in the manner specified by the ARC at the time the project is approved.

Section 6. No Waiver of Future Approvals. Approval of proposals, plans and specifications, or drawings for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans and specifications, drawings, or other matters subsequently or additionally submitted for approval.

Section 7. Variance. The ARC, in its sole discretion, may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. No variance shall (i) be effective unless in writing; (ii) be contrary to this Declaration; or (iii) prevent the ARC from denying a variance in other circumstances.

Section 8. Limitation of Liability. The standards and procedures established pursuant to this Article are intended to provide a mechanism for maintaining and enhancing the overall aesthetics of the Property only, and shall not create any duty to any Person. Neither the Declarant, the Association, nor the ARC shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, the adequacy of soils or drainage, or for ensuring compliance with building codes and other governmental requirements or regulations. Neither Declarant, the Association, the ARC, nor any member of any of the foregoing, shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Lot. In all matters, the ARC and its members shall be defended and indemnified by the Association as provided in this Declaration and the Articles of Incorporation and Bylaws of the Association as though they were officers of the Association.

Section 9. Enforcement. Declarant, any member of the ARC, the Board of Directors, or the representatives of each, shall have the right, during reasonable hours and after reasonable notice, to enter upon any Lot to inspect for the purpose of ascertaining whether any Exterior Structure or Improvement is in violation of this Article. Any Exterior Structure or Improvement placed or made in violation of this Article shall be deemed to be nonconforming. Upon written request by the ARC, the Owner shall, at its own cost and expense, remove such structure or improvement and restore the Lot to substantially the same condition as existed prior to the nonconforming work. Upon the failure or refusal of any person to

perform the restoration required herein, the ARC, or their authorized agents or employees, may, after fourteen (14) days' notice to such person, enter upon the property upon which such unauthorized work has been performed, and make such restoration as the ARC, in the exercise of its discretion, may deem necessary or advisable. Entry for such purposes and in compliance with this Section shall not constitute a trespass. The person upon whose Lot such restoration work shall have been so performed shall be personally liable to the Association for all direct and indirect costs which the Association shall incur in the performance of such restoration work, including without limitation attorneys' fees, and the liability for such cost shall be secured by all the liens, and shall be subject to the same means of collection, as the assessments provided for in this Declaration. Such costs shall be paid to the Association by the person liable for the same at the same time as the next due Annual Assessment payment, or at such earlier time, and in such installments, as the ARC shall determine.

Unless otherwise specified in writing by the ARC, all approvals granted hereunder shall be deemed conditioned upon completion of all elements of the approved work and all work previously approved with respect to the same Lot, unless approval to modify any application has been obtained. **In** the event that any person fails to commence and diligently pursue to completion all approved work, the Association shall be authorized, after notice to the Owner of the Lot and an opportunity to be heard, to enter upon the Lot and remove or complete any incomplete work and to assess all costs incurred against the Lot and the Owner thereof as a specific assessment pursuant to this Declaration.

In addition to the foregoing, the Association shall have the authority and standing to pursue all legal and equitable remedies available to enforce the provisions of this Article and the decisions of the ARC.

Section 10. Declarant and Builder Exemption. Notwithstanding anything stated to the contrary herein, nothing contained in this Article shall be construed as prohibiting any construction, alteration, addition or removal by the Declarant or a Builder upon any Lot while such Lot is owned by the Declarant, or Builder. Any construction, alteration, addition or removal performed by the Declarant or, with Declarant's consent, by any Builder, upon any Lot while such Lot is owned by the Declarant or such Builder shall be exempt from the provisions of this Article.

ARTICLE VIII. RESTRICTIONS

In order to provide for the maximum enjoyment of the Lots by all of the residents thereof and to provide protection for the value of the same, the use of the Lots shall be restricted to, and shall be only in accordance with, the applicable zoning ordinances with respect to the Property and the following provisions:

Section 1. Residential Use. All of the Lots shall be restricted exclusively to single-family residential use. The term "single-family" shall include one or more related or unrelated adults, as well as the children of any such adults. No Lot shall at any time be used for any commercial, business or professional purpose. Notwithstanding the foregoing, however, nothing set forth in this section shall prohibit: (i) the Declarant or a Builder from conducting such sales, leasing and promotional activities on any Lot as Declarant shall determine or authorize; or (ii) the Owner of any Lot from using a portion of a building located on such Lot as an office ancillary to a primary residential use, provided that such use does not create regular customer, client or employee traffic to and from such Lot, the business activity does not increase the insurance premium paid by the Association or otherwise negatively affect the ability of the Association to obtain insurance coverage, the business activity conforms to all zoning

requirements, and no sign, logo, symbol or nameplate identifying such business is displayed anywhere on such Lot.

Any Lot Owner that is not a natural person must designate in writing to the Board the name(s) of the person(s) who will occupy the Lot, and the person(s) designated to occupy such Lot may not be changed more frequently than once every six months except with the prior written approval of the Board. No individual other than those so designated may occupy a Lot.

Section 2. Prohibited Activities. No noxious, offensive, unsightly or unkempt activity shall be conducted on any Lot. Each Owner, his family, tenants, guests and invitees, shall refrain from any act or use of his property which could reasonably cause embarrassment, discomfort, annoyance or nuisance to any other resident or occupant of any other Lot. Storage or placement of furniture, potted plants, fixtures, appliances, machinery, bicycles, towels, clotheslines, yard art, dog houses, equipment or other goods or chattels on any Lot which is visible from outside of the Lot (including but not limited to stoops, steps, driveways, decks and patio areas) is prohibited except as specifically permitted in this Declaration. No nuisance shall be permitted to exist upon any Lot. Without limiting the generality of the foregoing, no exterior speakers, horns, whistles, bells, or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any Lot, or any portion thereof.

Section 3. Animals. No animals other than dogs, cats, aquarium fish and birds are permitted on any portion of the Property. The Board of Directors shall have the ability to make specific exceptions to the above rules on a case-by-case basis in the Board's sole and absolute discretion.

Cats may not be left or kept unattended outdoors. Dogs must be kept on a leash and be under the physical control of a responsible person at all times while outdoors unless contained within a fenced area. No dog may be left unattended outdoors on any balcony or deck. Any feces left by an animal upon the Common Areas (including the street) or another Owner's Lot must be removed immediately by the owner of the animal or the person responsible for the animal. No Owner or occupant may keep, breed or maintain any pet for any commercial purpose or keep or maintain a dog whose persistent barking causes annoyance or nuisance to any other resident of any other Lot.

No animal determined to be dangerous, trained to be used for protection or which has an aggressive nature, in the Board of Directors' sole and absolute discretion, may be brought onto or kept on the Property at any time. The Board of Directors' may, without notice, have removed by the appropriate animal control authority any animal that presents an immediate danger to the health, safety or property of any Person.

Each Owner and occupant who keeps an animal on the Property agrees to indemnify and hold Declarant, the Association and their respective directors, officers and agents harmless from any loss, claim or liability of any kind whatsoever arising by reason of such animal.

Section 4. Antennae; Aerials; Satellite Dishes; Other Utilities. No transmission antenna of any kind may be erected anywhere on a Lot without the prior written consent of the ARC. No direct broadcast satellite (DBS) antenna or multi-channel multi-point distribution service (MMDS) antenna larger than one (1) meter in diameter may be placed, allowed or maintained upon any Lot. A DBS or MMDS antenna one (1) meter or less in diameter or television broadcast service antenna may only be installed in accordance with Federal Communication Commission (FCC) rules and the rules and regulations of the Association as authorized by the FCC, as both may be amended from time to time. HAM radios, two way radios and other hobby or professional radio communication transmission equipment are prohibited. The Owner shall attempt to install an antenna with a minimum of interference

and the least amount of visibility to any neighboring Lot or the street. No Owner shall install an antenna in such a manner that any hanging wires can be seen from the outside of the home and any Owner installing any cables, phone lines or other wires on its Lot shall cause such wires to be buried within seven (7) days after installation.

Declarant or the Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus of any size for a master antenna, cable, or other communication system for the benefit of all or a portion of the Property.

Section 5. Drainage. Catch basins, retention ponds, detention ponds, drainage easement areas, storm lines and any other related drainage facility are for the purpose of controlling the natural flow of water only. No obstruction or debris shall be placed or allowed to remain in these areas. No Owner may obstruct or alter the drainage flows established by Declarant without prior written approval in accordance with the architectural control provisions of the prior Article.

Section 6. Use of Grills and Other Such Cooking Devices. The use of grills and other such equipment such as smokers shall only be permitted in accordance with municipal, county and state ordinances and laws, as well as the requirements of the Association's insurance policies. No outdoor grills are permitted indoors or inside any garage area. Each Owner and occupant who keeps a grill or such other cooking device on the Property agrees to indemnify and hold Declarant, the Association and their respective directors, officers and agents harmless from any loss, claim or liability of any kind whatsoever arising by reason of such grill or cooking device.

Section 7. Leasing. In order to protect the equity of the individual Lot Owners, to preserve the character of the Property as a community of predominantly owner-occupied homes, and to comply with the zoning requirements applicable to the Property, the leasing of Improved Lots shall be governed by the restrictions imposed by this Section. **Except as provided herein, the leasing of an Improved Lot shall be prohibited.**

(a) **Definitions.** The terms "leasing", "lease" or "leased" shall mean the regular, exclusive occupancy of a home by any person(s) other than the Owner, for which the Owner receives any consideration or benefit including, but not limited to, a fee, service, or gratuity. For purposes hereof, occupancy of a Residence by the child or parent of an Owner or occupancy of a Residence by a roommate of an Owner who occupies the Residence with the Owner as a primary residence shall not constitute leasing.

(b) **General.** Any Owner of an Improved Lot may apply in writing to the Board to be a "**Leasable Lot**" (which shall mean an Improved Lot authorized to be leased). Upon approval of such written application, the Improved Lot shall become a Leasable Lot, so long as no more than twenty five percent (25%) of the Improved Lots are designated as Leasable Lots at any one time. If the designation of an Improved Lot as a Leasable Lot would result in more than twenty five percent (25%) of the Improved Lots being designated as Leasable Lots, such Improved Lot shall be placed at the end of a waiting list to be a Leasable Lot. At such times as less than twenty five percent (25%) of the Improved Lots are Leasable Lots, the Board shall notify the Owner of the Improved Lot at the top of the waiting list that it has become a Leasable Lot, and such Owner shall have ninety (90) days within which to lease the Improved Lot or it shall automatically revert to an Improved Lot that may not be leased. Any Leasable Lot shall automatically convert to an Improved Lot without the ability to lease if the Improved Lot is not subject to an approved lease for ninety (90) or more consecutive days.

(c) **Undue Hardship.** In addition to the provisions of subparagraph (b) above, so long as no more than thirty percent (30%) of all Improved Lots are leased, the Board shall be empowered to allow

reasonable leasing of an Improved Lot upon application in accordance with this Paragraph to avoid undue hardship, including, but not limited to the following situations: (1) an Owner must relocate his or her residence outside the Atlanta metropolitan area and cannot, within six (6) months from the date that the Improved Lot was placed on the market, sell the Improved Lot except at a price below the current appraised market value, after having made reasonable efforts to do so; (2) where the Owner dies and the Improved Lot is being administered by his or her estate; and (3) the Owner takes a leave of absence or temporarily relocates and intends to return to reside in the Improved Lot, in which case the Owner must reapply every year for renewal of the hardship exception. Those Owners who have complied with this subparagraph, have demonstrated that the inability to lease their Improved Lots would result in undue hardship, and have obtained the requisite written Board approval may lease their Improved Lots for such duration as the Board reasonably determines is necessary to prevent undue hardship.

Any Owner who believes that he or she must lease his or her Improved Lot to avoid undue hardship shall submit a written application to the Board setting forth the circumstances necessitating the leasing, a copy of the proposed lease, and such other information as the Board may reasonably require. Leasing in the case of undue hardship shall be permitted only upon the Board's written approval of the Owner's application. Any transaction which does not comply with this Paragraph shall be voidable at the Board's option.

(d) Leasing Provisions. Leasing which is authorized hereunder shall be governed by the following provisions:

(i) General. Leasable Lots may be leased only in their entirety; no fraction or portion may be leased without prior written Board approval. All leases shall be in writing. There shall be no subleasing of Leasable Lots or assignment of leases without prior written Board approval. All leases must be for an initial term of not less than one (1) year, except with written Board approval, which shall not be unreasonably withheld in cases of undue hardship. Within ten (10) days after executing a lease agreement for the lease of an Improved Lot, the Owner shall provide the Board with a copy of the lease, the name and contact information of the lessee and all other people occupying the Improved Lot, and the address and contact information of the Owner. The Owner must provide the lessee copies of the Declaration, Bylaws, and the rules and regulations.

(iii) Liability for Assessments, Use of Common Elements, and Compliance with Declaration, Bylaws, and Rules and Regulations. Each Owner covenants and agrees that any lease of an Improved Lot shall contain the following language and agrees that if such language is not expressly contained therein, then such language shall be incorporated into the lease by existence of this covenant, and the lessee, by occupancy of the Leasable Lot, agrees to the applicability of this covenant and incorporation of the following language into the lease:

(aa) Compliance with Declaration, Bylaws, and Rules and Regulations. Any violation of the Declaration, Bylaws, or rules and regulations adopted pursuant thereto by the lessee, any occupant, or any guest of lessee, is deemed to be a default under the terms of the lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with Georgia law. The Owner hereby delegates and assigns to the Association, acting through the Board, the power and authority of enforcement against the lessee for breaches resulting from the violation of the Declaration, Bylaws, and the rules and regulations adopted pursuant thereto, including the power and authority to evict the lessee as attorney-in-fact on behalf and for the benefit of the Owner, in accordance with the terms hereof. If the Association proceeds to evict the lessee, any costs, including attorney's fees and court costs, associated with the eviction shall be an assessment and lien against the Leasable Lot.

(bb) Liability for Assessment. When a Lot Owner who is leasing his or her Improved Lot fails to pay any annual or special assessment or any other charge for a period of more than thirty (30) days after it is due and payable, then the delinquent Owner hereby consents to the assignment of any rent received from the lessee during the period of delinquency, and, upon request by the Board, lessee shall pay to the Association all unpaid annual and special assessments and other charges payable during and prior to the term of the lease and any other period of occupancy by lessee. However, lessee need not make such payments to the Association in excess of, or prior to the due dates for, monthly rental payments unpaid at the time of the Board's request. All such payments made by lessee shall reduce, by the same amount, lessee's obligation to make monthly rental payments to lessor. The above provision shall not be construed to release the Owner from any obligation, including the obligation for assessments, for which he or she would otherwise be responsible.

(e) Applicability of this Section. Subsections (b) and (c) of this Section on Leasing (which limit the percentage of Lots leased) shall not apply to any leasing transaction entered into by the Declarant, the Association or the holder of any first Mortgage on an Improved Lot who becomes the Owner of an Improved Lot through foreclosure or any other means to the satisfaction of the indebtedness secured by such Mortgage.

Section 8. Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless approved in accordance with the provision of Article VII hereof.

Section 9. Entry Features and Street Signs. Owners shall not alter, remove or add improvements to any entry features or street signs constructed or erected by the Declarant or the Association on any Lot, or any part of any easement area associated therewith, without prior approval in accordance with the provision of Article VII hereof.

Section 10. Firearms and Fireworks. Except for the use of a firearm within a Residence in a life-threatening emergency (and then only if and to the extent permitted by and in accordance with Georgia law), the use of firearms and fireworks on the Property is strictly prohibited. The term "firearms" includes, without limitation, B-B guns, pellet guns and archery equipment.

Section 11. Lighting. Exterior lighting visible from the street shall not be permitted except for: (i) approved lighting as originally installed on a Lot; (ii) one (1) approved decorative post light; (iii) pathway lighting; (iv) street lights in conformity with an established street lighting program for the Property; (v) seasonal decorative lights; and (vi) front house illumination of Model Homes.

Section 12. Mailboxes. No change or addition, other than by the Board of Directors, shall be made to the design, materials or location of the original mailboxes kiosk installed by the Declarant for the benefit of the Lots.

Section 13. Signs. No sign of any kind or character shall be erected on any portion of any Lot, or displayed to the public on any portion of any Lot, without the prior written consent of the Board of Directors, except for customary name and address signs, one professionally lettered "for sale" sign advertising any Improved Lot for sale of such size deemed reasonable by the ARC in its sole discretion, which may only be displayed in connection with a Lot being offered for sale, and any sign required by a governmental authority or legal proceedings. The restriction herein stated shall include the prohibition of placement of any sign within a building located on any Improved Lot in a location from which the same shall be visible from the outside and the placement of any sign in or upon any motor vehicle.

The Declarant and the ARC reserve the right to prohibit signs and to restrict the size, content, color, lettering, design, and placement of any approved signs. All signs must be professionally prepared. This subsection shall not apply to entry, directional or other signs installed by the Declarant or its duly authorized agent as may be necessary or convenient for the marketing and development of the Properties.

Section 14. Stoops, Driveways, Decks and Patio Areas. Patio furniture, potted plants and other items may be permitted on decks, patios, front stoops, front steps, front walks, driveways and other areas subject to local ordinances and any restrictions and rules promulgated by the Association with respect thereto.

Detached storage buildings, sheds and animal pens are prohibited. Dog houses that are not fully screened from public view are prohibited. If any area under a deck attached to a home is used for storage (such as for garden equipment, etc), such area and storage must be screened from view of other Lots and any street and must be approved in accordance with the architectural control provisions of the prior Article.

Section 15. Trash, Rubbish and Garbage. No garbage or trash shall be placed or kept on the Property except in sealed bags placed in proper containers of a type, size and style which are approved by the Board of Directors or as required by the applicable governing jurisdiction, and subject to rules promulgated by the Association. No Person shall burn rubbish, garbage or any other form of solid waste on any Lot or on Common Areas or within the right of way of any street within the Property. All garbage receptacles shall be stored out of sight at all times except on the days on which trash is removed by the designated garbage-collecting agency.

Section 16. Trees. No healthy living tree having a diameter of six (6) inches or more measured from a point two (2) feet above the ground, and no flowering tree, shrub, evergreen, or natural ground cover, shall be removed after the Lot is an Improved Lot, unless such removal is approved by the ARC.

Section 17. Vehicles and Parking. The Association shall have the right to promulgate rules regulating the use of all streets and parking on the Property. The term "vehicles" as used in this section shall include without limitation automobiles, trucks, boats, trailers, motorcycles, campers, vans, and recreational vehicles. No vehicle may be left upon any portion of the Property except upon a driveway, a designated parking space or within a garage. No vehicle parked on a driveway shall have any portion of its body, including any attachments thereto, extend past the curb of said driveway. In addition, (i) no vehicle may be parked or left upon any Driveway Easement Area at any time and (ii) no vehicle may be left upon any other driveway if such vehicle will block another driveway, block another vehicle or otherwise obstruct the flow of traffic to another home. No Person shall park any commercial vehicle (including but not limited to any type of vehicle with advertising or lettering), recreational vehicle, mobile home, trailer, camper, boat or other watercraft, or other oversized vehicle, stored vehicle or unlicensed or inoperable vehicle within the Property, with the exception of emergency vehicle repairs or commercial vehicles which are temporarily parked for the purpose of servicing a Lot or the Property.

All Owner and occupant vehicles must be kept and stored when not in use within the Improved Lot's garage space or driveway. As stated above, no vehicle may be parked or left upon any Driveway Easement Area at any time and no vehicle may be left upon any other driveway if such vehicle will block another driveway, block another vehicle or otherwise obstruct the flow of traffic to another home. Garages shall be used primarily for the parking of vehicles and not for storage or for any other purpose and garage doors must remain closed at all times except for entry and exit by vehicles and except for such periods as are necessary for the conduct of homeowner related maintenance activities.

If any vehicle is parked on any portion of the Property in violation of this section or in violation of the Association's rules and regulations, the Board (or its agent) may place a notice on the vehicle specifying the nature of the violation and stating that, after twenty-four (24) hours, the vehicle may be towed. If twenty-four (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within twelve (12) months of such notice, the Board (or its agent) may have the vehicle towed in accordance with the notice, without further notice to the Owner or user of the vehicle.

If a vehicle is parked in a fire lane, is blocking another vehicle, or is obstructing the flow of traffic (even if parked in a driveway or a designated parking space), is parked in an area other than a garage, driveway or designated parking space, or otherwise creates a hazardous condition, no notice shall be required by the Board (or its agent) and the Board (or its agent) may have the vehicle towed immediately.

Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions such as booting, rather than exercise its authority to tow, but if a vehicle is towed or booted in accordance with this section, neither the Association nor any officer or agent of the Association shall be liable to any Person for any claim of damage as the result of such towing or booting activity. Nothing contained in this section, however, shall (i) prohibit the Declarant, or a Builder from parking vehicles on the Property which are reasonably necessary or desirable to perform construction activities on their respective Lot(s) or pursuant to any easement applicable to the Property or (ii) permit the Board to impose fines or other sanctions or tow or boot such vehicles.

All vehicular traffic on any private streets or alleys in the Property shall be subject to the provisions of state and local laws concerning the operation of motor vehicles on public streets. The Association is hereby authorized to promulgate, administer, and enforce reasonable rules and regulations governing vehicular and pedestrian traffic, including, without limitation, imposing reasonable safety measures and speed limits. The Association shall be entitled to enforce the same by establishing such enforcement procedures as it deems appropriate, including levying and collecting fines for the violations thereof. In the event of a conflict between the provisions of state and local laws and the rules and regulations promulgated by the Association, the more restrictive rule or regulation shall govern. Only drivers properly licensed to operate motor vehicles on the public roads within the State of Georgia may operate any type of motor vehicle on the private streets within the Property. All vehicles of any kind and nature which are operated on the private streets in the Property shall be operated in a careful, prudent, safe, and quiet manner and with due consideration for the rights of all Owners and occupants.

Section 18. Window Air-Conditioners. No air-conditioner shall be installed in any window of any building located on any Improved Lot, nor shall any air-conditioner be installed on any building located on any Improved Lot so that the same protrudes through any exterior wall of such building.

Section 19. Window Treatments. Except as may be otherwise approved in accordance with the Architectural Control provisions contained in the previous Article, all window treatments visible from the outside of an Improved Lot shall be white or off-white in color. No bed sheets, newspaper, tin foil, or similar materials may be used as window treatments.

Section 20. No Subdividing of Lots, Timesharing or "Air BnB" Rentals. No Lot may be further subdivided into any smaller Lot. No Lot shall be made subject to any type of timesharing, fraction-sharing or similar program whereby the exclusive use of the Lot rotates among members of the program on a fixed or floating time schedule over a period of years. No Lot shall be used as, or advertised for use as, an Air BnB rental or rented or "traded" for use pursuant to any similar type of temporary rental or home-swapping program.

Section 21. No Combination of Lots. Contiguous Lots may not be combined together without the prior written consent of the Board of Directors. **In** the event that the Board of Directors does approve such a combination, such combination shall thereafter be deemed to be a single Lot for all purposes of this Declaration, except that notwithstanding the foregoing, the amount of assessments for which such single Lot shall be thereafter liable shall be equal to the total assessments for which all of the Lots which were so combined would have been liable had such combination not taken place.

Section 22. Development Period. During the Development Period, no amendment to or modification of any use restrictions, rules or design guidelines shall be adopted without the prior written consent and approval of Declarant. The Association shall not exercise any authority that would impair the rights of the Declarant under this Declaration or interfere with Declarant's or a Builder's development of, construction on, or marketing of any portion of the Property or the Additional Property, or diminish the level of services being provided by the Association.

Section 23. Interpretation. **In** all cases, the covenants and restrictions herein contained shall be construed and interpreted in a manner which, in the opinion of the Board of Directors, will best effect the intent of the general plan of development and maintenance herein set forth. Subject to the terms of this Article and the Board of Directors' duty to exercise business judgment and reasonableness, the Board of Directors may modify, cancel, limit, create exceptions to, or expand the restrictions contained herein and may create, modify and enforce reasonable rules governing the use of the Property consistent with the law and with other provisions in this Declaration. The Board of Directors shall send notice to all Owners concerning any new or amended restrictions or rules prior to the date that such restrictions or rules go into effect. For this purpose, notice may be sent to each Owner by U.S. mail, hand delivery, electronic telecommunication or publication in a community notice or newsletter delivered or mailed to each Owner.

ARTICLE IX. MAINTENANCE RESPONSIBILITIES

Section 1. Association's Maintenance Responsibility. Except as may be specifically provided otherwise below, the Association shall maintain the Area of Common Responsibility (whether or not constituting Common Areas), which may include, but need not be limited to: (i) all entrance and entry features to the Property, including any electrical and irrigation systems serving the entry features; (ii) all private streets, alleys, parking areas (other than driveways) and sidewalks paralleling streets (but not front walks leading from a sidewalk or driveway to a homeowner's front stoop or front steps); (iii) all fencing installed by a Builder upon any Lot (except as specifically excluded below) ; (iv) all entrance landscaping and landscaping within public rights-of-way abutting the Property; (v) all storm water detention or drainage facilities serving the Property; (vi) all amenities, including the recreational facilities and open space; (vii) sanitation removal if and to the extent not provided as a governmental service; and (viii) such additional portions of any property included within the Area of Common Responsibility as may be dictated by this Declaration, any Supplemental Declaration, any Cost Sharing Agreement, or any covenants, contract or agreement for maintenance thereof entered into by the Association.

The Association may be relieved of all or any portion of its maintenance responsibilities to the extent that such property is dedicated to any local, state or federal government or quasi-governmental entity and said entity accepts the responsibility for maintenance. **In** the event of any such assumption, assignment or dedication, however, the Association may reserve or assume the right or obligation to continue to perform all or any portion of its maintenance responsibilities, if the Board of Directors determines that such maintenance is desirable or necessary to maintain the Community Wide Standards.

All landscaping and maintenance obligations of the Association under this Article shall be performed in such manner and on such timetable as is necessary or desirable to maintain the Community Wide Standards. The Board of Directors, in its sole discretion, may leave portions of the Property as undisturbed natural areas and may change the landscaping on the Area of Common Responsibility at any time and from time to time, including the adding or modifying of landscaping improvements, such as the planting of seasonal flowers.

In the event that the Association determines that any maintenance which is the responsibility of the Association hereunder is caused through the willful or negligent act of an Owner, or the occupant, family, guest, invitee or lessee of an Owner, then the Association may perform such maintenance and all costs thereof may be assessed against the Owner as a specific assessment.

Section 2. Owner Maintenance Responsibility. Except to the extent that responsibility is assumed by the Association (in Section 1 above or Section 3 below), each Owner shall maintain and keep in good repair all structures and improvements on his/her Improved Lot, including but not limited to the foundation, roof, driveway, front stoop, windows, exterior painting, and all grass, trees, flowers, shrubbery and bushes, in a manner consistent with the Community-Wide Standards, this Declaration, and all other governing documents. Owner shall keep his/her Lot free from all litter, trash and refuse, keep improvements in good repair, and comply with all governmental health and police regulations.

The Owner of a Lot shall specifically be responsible for the following: (i) replacement of any dead vegetation on the Lot or its Courtyard Area, if any; and (ii) removal of any tree or other landscaping on the Lot, or Courtyard Area, if any, that, in the opinion of the Board of Directors, could affect the structural integrity of any improvement or cause any utility lines to be compromised.

In the event the Board of Directors determines that any Owner has failed or refused to discharge properly any of such Owner's obligations with regard to the maintenance of items for which such Owner is responsible, the Association shall, except in emergency situations, give the Owner written notice of the Association's intent to provide such necessary maintenance at the Owner's sole cost and expense. The notice shall set forth with reasonable particularity the maintenance deemed necessary. The Owner shall have ten (10) days after receipt of such notice within which to complete such maintenance, or in the event that such maintenance is not capable of completion within a ten (10) day period, to commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions herein, the Association may provide such maintenance and all costs thereof shall be assessed against the Owner as a specific assessment. Notwithstanding anything to the contrary contained herein, however, the Association shall not be authorized to exercise self-help and enter upon any Lot owned by Declarant or a Builder to correct or remedy any deficiency with a structure or improvement located thereon.

Section 3. Neighborhood Maintenance. The following provisions shall be applicable only to the Lots within the Neighborhood designated below:

(a) Traditional Home Neighborhood. The Association shall maintain the landscaping on each Traditional Home Lot, including the landscaping within any Courtyard Area, which landscaping maintenance shall consist of and be limited to the following: (i) regular mowing and edging of the grass; (ii) the pruning and trimming of the bushes and shrubs that were originally installed by the Builder; and (iii) the twice-yearly replacement of pine straw. The Owner of a Traditional Home Lot shall specifically be responsible for the following: the adjustment, setting, maintenance, repair and winterization of the irrigation system and its automatic timers.

(b) Townhome Neighborhood. The Board of Directors, without the vote of the Members, may elect to have the Association also maintain the landscaping on each Townhome Lot, which landscaping maintenance may consist of and be limited to the following: (i) regular mowing and edging of the grass; (ii) the pruning and trimming of the bushes and shrubs that were originally installed by the Builder; (iii) the twice-yearly replacement of pine straw; and (iv) the adjustment, setting, maintenance, repair and winterization of the irrigation system and its automatic timers.

Additionally, the Association shall maintain contracts related to, and termite and wood-infestation treatment and bond on, each Townhome, and shall maintain the roof and gutters and provide periodic exterior painting. The Owner of a Townhome shall be responsible for the maintenance and repair of all other structural elements and improvements whatsoever on the Lot, including but not limited to the driveway, front stoop, front steps, front walk, windows, deck, siding, fascia and, if applicable, patio area. All obligations of the Owner hereunder shall be carried out in accordance with the provisions of Section 2 above.

Section 4. Party Walls and Fences. Each wall or fence built as part of the original construction of the Townhome Lots which serves and/or separates any two adjoining Townhome Lots shall constitute a party facility and, to the extent not inconsistent with the provisions of this section, the general rules of law regarding party walls and liability for property damage due to negligent or willful acts or omissions shall apply thereto. The cost of reasonable repair and maintenance of a party facility shall be shared by the Owners who make use of the party facility in equal proportions. If a party facility is destroyed or damaged by fire or other casualty, then any Owner who is benefited by the party facility may restore it, and the other Owner benefited by the party facility shall contribute one-half of the cost of restoration, without prejudice, however, to the right of any Owner to call for a larger contribution from any other Owner under any rule of law regarding liability for negligent or willful acts or omissions.

Section 5. Damage or Destruction. In the event of the occurrence of any damage or destruction by fire or other casualty to the improvements on an Improved Lot, such damage or destruction shall be repaired or rebuilt, as applicable, in all events. All repair, reconstruction or rebuilding of the improvements shall be substantially in accordance with the plans and specifications for such damaged or destroyed Improved Lot immediately prior to the occurrence of such damage, or in accordance with such differing plans and specifications as are approved for such purpose by the Owner of such Improved Lot and the Board of Directors. The Owner of such damaged or destroyed Improved Lot shall be responsible for ensuring that the work of repairing, reconstructing or rebuilding a damaged or destroyed Improved Lot is completed as soon after the occurrence of such damaged or destruction as is reasonably practicable, at no cost or expense to the Association.

ARTICLE X. INSURANCE

Section 1. Insurance on Common Areas. The Association shall obtain and maintain casualty insurance for all insurable improvements, whether or not located on the Common Areas, which the Association is obligated to maintain. This insurance shall provide, at a minimum, fire and extended coverage and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. The Board of Directors shall obtain a public liability policy with a combined single limit of at least One Million Dollars (\$1,000,000.00) per occurrence applicable to the Common Areas covering the Association and its Members for all damage or injury caused by the negligence of the Association or any of its Members or agents, and, if reasonably available, directors' and officers' liability insurance. Policies may contain a reasonable deductible as determined by the Board of Directors. In addition, the Board of Directors shall

obtain worker's compensation insurance, if and to the extent necessary to satisfy the requirements of applicable laws, and a fidelity bond or bonds on all persons handling or responsible for the Association's funds, if reasonably available. If obtained, the amount of fidelity coverage shall at least equal three months' total assessments plus reserves on hand. Fidelity coverage may contain a waiver of all defenses based upon the exclusion of persons serving without compensation. All such insurance coverage shall be written in the name of the Association.

Section 2. Insurance on Townhomes. To the extent available at reasonable cost, the Association shall maintain as an Association expense insurance on the Townhomes commonly known as "master condominium/townhome insurance", which insurance shall include all portions of the Townhomes that were included in the original specifications for such Townhome at the time of the initial sale of the Residence and shall include all finished surfaces of perimeter and partition walls, floors, and ceilings within such Townhome (i.e., paint, wallpaper, paneling, other wall covering, tile, carpet and any floor covering) that were included in such original specifications. The Association's master insurance policy shall exclude: (a) any improvements and betterments made by an Owner that were not included in the original specifications for such Townhome at the time of the initial sale of the Townhome and shall exclude any finished surfaces of perimeter and partition walls, floors, and ceilings within a Townhome (i.e., paint, wallpaper, paneling, other wall covering, tile, carpet and any floor covering that were not included in such original specifications. .

All insurance purchased by the Association pursuant to this Paragraph shall run to the benefit of the Association, the Board of Directors, all officers, agents and employees of the Association, the Townhome Owners, and their respective Mortgagees, and all other persons entitled to occupy any Townhome, as their interests may appear, and the cost of such insurance shall be assessed as a Neighborhood Assessment against the Townhome Neighborhood covered there under. The Association's insurance policy may contain a reasonable deductible, and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the insurance equals at least the replacement cost of the insured property.

The Board of Directors shall make available for review by Owners a copy of the Association's insurance policy to allow Owners to assess their personal insurance needs and each Owner shall have the right to obtain additional coverage at his or her own expense.

Section 3. Individual Insurance. Each Owner, by virtue of taking title to a Lot subject to this Declaration, acknowledges that the Association has no obligation to provide any insurance for any portion of individual Lots except as specifically set forth in Section 2 above and each Owner covenants and agrees with all other Owners and with the Association that each Owner will maintain at all times all-risk casualty insurance on the Lot and such Lot's Courtyard Area, if any, all structures constructed thereon, as well as a liability policy in an amount reasonably determined by the Board of Directors from time to time covering damage or injury occurring on a Lot, or such Lot's Courtyard Area, if any. The casualty insurance shall cover loss or damage by fire and other hazards commonly insured under an all-risk policy, if reasonably available, and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction of a covered item in the event of damage or destruction from any such hazard.

The Board of Directors has the right, but not the obligation, to require the Owner to furnish a copy of such insurance policy or policies to the Association. In the event that any such Owner fails to obtain insurance as required by this section, the Association has the right, but not the obligation, to purchase such insurance on behalf of the Owner and to assess the cost thereof to the Owner, to be collected in the manner provided for collection of assessments herein.

Section 4. Additional Insurance Requirements. The Board of Directors shall utilize reasonable efforts to include the following provisions in the policies that the Association obtains:

- (i) waiver of the insurer's rights of subrogation of any claims against directors, officers, employees, the managing agent, the individual Owners, occupants, and their invitees;
- (ii) an inflation guard endorsement;
- (iv) any insurance trust agreement will be recognized;
- (v) any "other insurance" clause contained in the master townhome policy shall expressly exclude individual Owners' policies from its operation;
- (vi) the master townhome policy shall be primary, even if a Lot Owner has other insurance that covers the same loss; and
- (vii) the master townhome policy may not be canceled, substantially modified, or subject to non-renewal without at least thirty (30) days prior notice in writing to the Board of Directors and all Eligible Mortgagees of Lots.

All policies of insurance shall be written with a company licensed to do business in the State of Georgia, and, if reasonably available, shall carry a "B+" or better rating from A. M. Best Company. Exclusive authority to adjust losses under policies obtained by the Association shall be vested in the Association's Board of Directors; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.

Nothing contained herein gives any Owner or other party a priority over the rights of first Mortgagees as to distribution of insurance proceeds. Any insurance proceeds payable to the Owner of a Lot on which there is a Mortgagee endorsement shall be disbursed jointly to such Lot Owner and the Mortgagee and shall be used for the repair or rebuilding of the improvements on the Lot. This is a covenant for the benefit of any such Mortgagee and may be enforced by any such Mortgagee. In the event of an insured loss, any required deductible shall be considered a maintenance expense to be paid by the person or persons who would be responsible for such loss in the absence of insurance. If the loss affects more than one Lot or a Lot and the Common Areas, the cost of the deductible may be apportioned equitably by the Board of Directors among the parties suffering loss in proportion to each affected Owner's portion of the total cost of repair. Notwithstanding this, if the insurance policy provides that the deductible will apply to each Lot separately or to each occurrence, each Lot Owner shall be responsible for paying the deductible pertaining to his or her Lot, if any. If any Owner or Owners fail to pay the deductible when required under this subparagraph, then the Association may pay the deductible and assess the cost to the Owner or Owners pursuant to the terms of this Declaration.

Additionally, the Association shall obtain such insurance coverage as is necessary to satisfy the requirements of state law, the Federal Home Loan Mortgage Corporation, Fannie Mae, the U.S. Department of Veterans Affairs, and the U.S. Department of Housing and Urban Development, or any successor, if and to the extent applicable to the Property.

Nothing contained herein requires the Association to make a claim under the insurance policies upon the occurrence of an insured event. The Association has the right to exercise reasonable business judgment in all insurance decisions.

**ARTICLE XI.
MORTGAGEE PROVISIONS**

Section 1. Notice of Action. An institutional holder, insurer, or guarantor of a first Mortgage, who provides a written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the Improved Lot number, shall be known as an "Eligible Holder"), and will be entitled to timely written notice of: (i) any condemnation loss of any casualty loss which affects a material portion of the Property or which affects any Improved Lot on which there is a Mortgage held, insured, or guaranteed by such Eligible Holder; (ii) any delinquency in the payment of assessments or charges owed by an Owner of an Improved Lot subject to the Mortgage of such Eligible Holder where such delinquency has continued for a period of sixty (60) days; (iii) any default in the performance by the Owner of the encumbered Improved Lot of any obligation under the Declaration or Bylaws of the Association which is not cured within sixty (60) days; and (iv) any lapse, cancellation, or material modification of any insurance policy maintained by the Association.

Section 2. Audit. Upon written request of an Eligible Holder of a Mortgage and upon payment of all necessary costs, such Eligible Holder shall be entitled to receive a copy of audited financial statements of the Association within ninety (90) days of the date of the request.

Section 3. No Priority. No provision of this Declaration or the Bylaws gives any Owner or other party priority over any rights of a Mortgagee of any Improved Lot in the case of distribution to such Owner of insurance proceeds or condemnation awards.

Section 4. Failure of Mortgagee to Respond. Except as set forth below, any Mortgagee who receives a written request from the Board of Directors to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within thirty (30) days of the date of the Association's request, provided such request is delivered to the Mortgagee by certified or registered mail, return receipt requested. Notwithstanding the foregoing, no lender of any Mortgage recorded prior to the recording of this Declaration shall be deemed to have approved any action unless and until such lender gives its consent thereto in writing.

**ARTICLE XII
AMENDMENT**

Except as otherwise specifically set forth below, or as provided by applicable law, until the termination of the Development Period, the Declaration may be amended for any purpose unilaterally by Declarant in its sole and absolute discretion.

After the termination of the Development Period, this Declaration may be amended only upon the affirmative vote or written consent, or any combination thereof, of two-thirds (2/3) of the Lot Owners. Notwithstanding the foregoing, after the termination of the Development Period, the Board of Directors, without the vote of the Members, may amend this Declaration for the sole purpose of electing to be governed by the provisions of the Georgia Property Owners' Association Act, O.C.G.A. Section 44-3-220, *et seq.*

Notwithstanding anything contained above, however, any amendment that would materially change, alter, modify or extinguish any right, covenant or obligation of a Builder as set forth in this Declaration shall also require the prior written consent of the affected Builder for so long as any such Builder owns any portion of the Property materially affected by such amendment.

Any amendment shall become effective upon the recording with the County Clerk of the instrument evidencing such change unless a later effective date is specified therein. If an Owner consents to an amendment to this Declaration or the Bylaws, it will be conclusively presumed that such Owner has the authority to consent, and no contrary provision in any Mortgage or contract between the Owner and a third party will affect the validity of such amendment. Any procedural challenge to an amendment must be made within six months of the recording of the amendment or such amendment shall be presumed to have been validly adopted.

Every Owner, by taking record title to a Lot, and each holder of a Mortgage upon any portion of any Lot, by acceptance of such Mortgage, hereby agrees that the terms, provisions, covenants and restrictions of this Declaration may be amended as provided herein.

ARTICLE XIII. MISCELLANEOUS

Section 1. Failure of Enforcement. In the event that the Association shall fail to enforce the compliance with any of the provisions of this Declaration by the Owner of any Lot, then the Owner of any other Lot shall have the right to file an action in the Superior Court of the county where the Property is located for an order from such Court requiring that the Association enforce such compliance; provided, however, in no event shall the Board of Directors, or any officer of the Association, or any of their agents, be personally liable to anyone on account of their failure to enforce any of the terms, provisions or restrictions set forth in this Declaration.

Section 2. No Waivers. In no event shall the failure by the Association to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, provisions or agreements set forth in this Declaration be construed as a waiver or relinquishment of the future enforcement of any such term, covenant, condition, provision, or agreement. The acceptance of performance of anything required to be performed with knowledge of the breach of a term, covenant, condition, provision or agreement shall not be deemed a waiver of such breach, and no waiver by the Association of any term, covenant, condition, provision or agreement shall be deemed to have been made unless expressed in writing and signed by a duly authorized officer of the Association.

Section 3. Security. The Association may, but shall not be required to, from time to time, provide measures or take actions which directly or indirectly improve safety on the Property; however, each Owner, for himself or herself and his or her tenants, guests, licensees, and invitees, acknowledges and agrees that neither Declarant nor the Association is a provider of security and shall have no duty to provide security on the Property. It shall be the responsibility of each Owner to protect his or her person and property and all responsibility to provide such security shall lie solely with each Owner. Neither Declarant nor the Association shall be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of safety measures undertaken. Each Owner further acknowledges that the Declarant will not be responsible or liable for any loss or damage resulting from any entrances being open to allow access for construction vehicles, work crews and sales activities.

Neither the Declarant nor the Association shall be held liable for loss or damage to any property, including but not limited to any vehicle and any items in any vehicles, placed or kept in any parking area on the Property. Each Owner or occupant who places or keeps a vehicle and/or any personal property in a vehicle or parking area does so at his or her own risk.

Section 4. Duration. This Declaration, and all of the terms, easements, provisions, liens, charges, restrictions and covenants set forth herein, shall run with the Property and shall be binding on all parties

and all persons claiming under them perpetually to the extent permitted by law. However, so long as Georgia law limits the period during which covenants restricting land to certain uses may run, any provision of this Declaration affected by the law shall run with and bind the Property so long as permitted by the law, after which time such covenants and restrictions shall be automatically extended for successive periods of twenty (20) years until the recordation of an instrument of termination within two (2) years of the expiration of the initial twenty-year period or any extension thereof, such instrument having been executed by a minimum of fifty-one percent (51%) of the record Owners of the Lots and otherwise complying with the applicable requirements of O.C.G.A. Section 44-3-60.

Section 5. Notices. Any notice required or permitted to be sent to any Member of the Association pursuant to any provision of this Declaration may be served by depositing such notice in the mails, postage prepaid, addressed to the Member or Owner to whom it is intended, at the address which such Member shall have furnished to the Secretary of the Association in accordance with the Bylaws, or, in the absence of any such address having been so furnished to the Secretary of the Association, at the address of the Lot owned by such Member. The date of service shall be the date of mailing. The address of Declarant or the Association shall be the address of its respective registered agent on file with the Secretary of State of Georgia. The date of service shall be the date shown on the return receipt. Rejection or other refusal to accept shall be deemed to be receipt of the notice sent.

Section 6. Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if any provision of this Declaration or the application thereof to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and to this end the provisions of this Declaration are declared to be severable.

Section 7. Judicial Proceedings. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any Person or Persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the Lots, to enforce any liens created by this Declaration. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by at least seventy-five percent (75%) of the Lot Owners, with the exception of the following: (a) actions brought by the Association to enforce the provisions of this Declaration (including the foreclosure of liens); (b) the collections of assessments; (c) proceeding involving challenges to ad valorem taxation; (d) counterclaims brought by the Association in proceedings instituted against it; (e) actions brought by the Association against any Person for the recovery of damages to the Common Areas; and (f) breach of contract claims against vendors providing goods and services to the Association. This section shall not be amended unless such amendment is approved by the percentage of votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

Section 8. Successors to Declarant. In no event shall any person or other entity succeeding to the interest of the Declarant by operation of law or through purchase of the Declarant's interest in all or any portion of the Property at foreclosure, sale under power or by deed in lieu of foreclosure, be liable for any act, omission, amount outstanding or matter occurring, or arising from any act, omission or matter occurring, prior to the date such successor succeeded to the interest of the Declarant. A Mortgagee succeeding to Declarant's interest in all or any portion of the Property at foreclosure, sale under power or by deed in lieu of foreclosure shall be bound by the terms hereof, and shall have the right, but not the obligation, to assume the role and responsibility of Declarant hereunder.


Section 9. Exhibits. Exhibits "A" and "B" attached to this Declaration are incorporated by this reference and amendment of such exhibits shall be governed by the provisions of Article XII. Exhibit "C" is attached for informational purposes and may be amended as provided therein.

- SIGNATURES CONTINUED ON NEXT PAGE -

TN WITNESS WHEREOF, Dedarant has caused this Declaration to be executed by its duly authorized officers on the day and year set forth below.

Signed, sealed and delivered this
11th day of FEBRUARY, 2019.

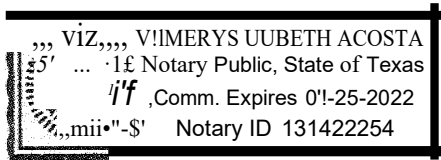
in the presence of:


Unofficial Witness

Notary Public
[NOTARY SEAL]

WHITE STREET VILLAGE, LLC,
a Georgia limited liability company

By:
(SEAL) Timothy E. Gehan, Manager

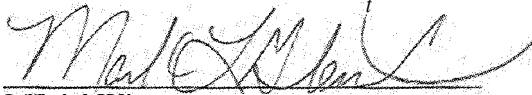


CONSENT OF LENDER

WELLS FARGO BANK, a National Association ("Lender"), beneficiary under a Deed to Secure Debt, Security Agreement and Fixture Filing dated December 19, 2017, and recorded on December 21, 2017 in the Gwinnett County, Georgia Public Records at Deed Book 55604, Page 0073, *et al* (as amended from time to time, the "Security Deed"), for itself and its successors and assigns, approves the foregoing Declaration of Covenants, Conditions, Restrictions and Easements for Harvest Park (the "Declaration"). Lender agrees and acknowledges that, upon recordation of the Declaration, the restrictive covenants contained in the Declaration will run with the land which serves as security for the debt evidenced by the Security Deed and further agrees that any foreclosure or enforcement of any other remedy available to Lender under the Security Deed will not render void or otherwise impair the validity of the Declaration.

Executed this 11th day of February, 2019.

Signed, sealed and delivered in the presence of:



Official Witness



Notary Public

My Commission Expires:

[NOTARY SEAL]

/s/ MARLA J. ANDERSON

By.

Name: Keili R. Craig

Title: Vice President

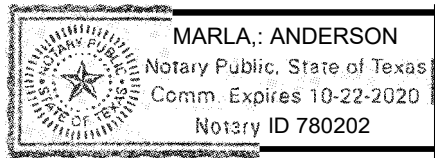


EXHIBIT "A"

LEGAL DESCRIPTION

Phase I & Phase II

All that tract or parcel of land lying and being in Land Lots 209 & 210 of the 7th District, City of Suwanee, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the easterly end of the mitered intersection of the northwesterly R/W line of Buford Highway (aka State Route No. 23) (100' R/W) with the northeasterly R/W line of McGinnis Ferry Road (variable width R/W), THENCE running along said mitered intersection line South 87 degrees 10 minutes 44 seconds West a distance of 137.62 feet to a R/W monument found on at the westerly end of said mitered intersection line; THENCE running along said R/W line of McGinnis Ferry Road North 54 degrees 24 minutes 50 seconds West a distance of 408.83 feet to a R/W monument found; THENCE leaving said R/W line North 28 degrees 29 minutes 24 seconds West a distance of 658.89 feet to a 1/2" rebar found on the southeasterly R/W line of White Street (aka Old Peachtree Road) (variable width R/W); THENCE North 28 degrees 29 minutes 24 seconds West a distance of 43.77 feet to an iron pin set on the southeasterly R/W line of Norfolk Southern Railroad (200' R/W); THENCE running along said R/W line of Norfolk Southern Railroad North 45 degrees 42 minutes 22 seconds East a distance of 606.80 feet to an iron pin found; THENCE continuing along said R/W line of Norfolk Southern Railroad North 45 degrees 42 minutes 22 seconds East a distance of 896.42 feet to a 1/2" rebar found; THENCE leaving said R/W line of South 28 degrees 17 minutes 09 seconds East a distance of 159.00 feet to a 1/2" rebar found on the northwesterly R/W line of White Street; THENCE South 17 degrees 27 minutes 57 seconds East a distance of 49.29 feet to a 5/8" rebar found on the southeasterly R/W line of White Street; THENCE South 29 degrees 33 minutes 49 seconds East a distance of 413.09 feet to a 3/4" rebar found; THENCE South 28 degrees 21 minutes 36 seconds East a distance of 132.44 feet to a 1.5" open top pipe found on the northwesterly R/W line of Buford Highway; THENCE running along said R/W line of Buford Highway the following courses and distances: along a curve to the left having a radius of 4275.00 feet and a length of 512.10 feet, said curve having a chord bearing of South 30 degrees 24 minutes 22 seconds West and a chord distance of 511.79 feet to a point; THENCE along a curve to the left having a radius of 4275.00 feet and a length of 64.49 feet, said curve having a chord bearing of South 26 degrees 32 minutes 32 seconds West and a chord distance of 64.49 feet to a 1/2" rebar found; THENCE along a curve to the left having a radius of 4275.00 feet and a length of 105.67 feet, said curve having a chord bearing of South 25 degrees 24 minutes 07 seconds West and a chord distance of 105.67 feet to a point; THENCE South 24 degrees 31 minutes 12 seconds West a distance of 342.55 feet to a 1/2" rebar found; THENCE South 24 degrees 49 minutes 31 seconds West a distance of 211.57 feet to a point; THENCE South 24 degrees 49 minutes 31 seconds West a distance of 52.00 feet to a point; THENCE South 24 degrees 49 minutes 31 seconds West a distance of 99.34 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 32.238 acres.

EXHIBIT "B"

**ADDITIONAL PROPERTY WHICH MAY BE
SUBMITTED TO THIS DECLARATION BY DECLARANT**

All that tract or parcel of land lying and being in Land Lots 209 & 210 of the 7th District, City of Suwanee, Gwinnett County, Georgia.

EXHIBIT "C"

**INITIAL BYLAWS
OF
HARVEST PARK HOMEOWNERS ASSOCIATION, INC.
ADOPTED AS OF THE DATE OF INCORPORATION**

Article 1. Name and Definitions

Section 1. Name. The name of the corporation is Harvest Park Homeowners Association, Inc. (the "**Association**"), a Georgia non-profit corporation organized in accordance with the Articles of Incorporation of the Association and the Declaration of Covenants, Restrictions and Easements for Harvest Park, recorded in the Gwinnett County, Georgia land records (as may be amended, the "**Declaration**").

Section 2. Definitions. The term "**Nonprofit Code**" as used herein shall mean the Georgia Nonprofit Corporation Code, O.C.G.A. 14-3-101, *et seq.*, as amended. The term "Majority" shall mean those eligible votes, Owners, or other group as the context may indicate totaling more than fifty percent (50%) of the total eligible number. The other capitalized terms used herein that are not defined herein shall have the meanings specified in the Declaration. All terms not defined herein or in the Declaration shall have their generally accepted meanings.

Article 2. Association Membership and Voting

Section 1. Membership. There is one class of membership. Declarant, as the Owner of the Lots being created by the Declaration, shall initially be the sole Member of the Association. An Owner of a Lot shall automatically become a Member of the Association upon taking title to the Lot and shall remain a Member for the entire period of ownership. Membership shall be appurtenant to the Lot and shall be transferred automatically by conveyance of that Lot and may be transferred only in connection with the transfer of title.

Section 2. Multiple Owners. **In** the event that title to a Lot is held by more than one (1) Person, the Membership shall be shared in the same proportion as the title, but there shall be only one (1) Membership and one (1) vote per Lot.

Section 3. Entity Members. **In** the event a Member is a limited liability company, corporation, partnership, trust, or other legal entity that is not a natural person, then any natural person who is a manager, officer, director, partner, beneficiary or other designated agent of such Member shall be eligible to represent such Member in the affairs of the Association by providing evidence of authority to the Secretary of the Association in writing. Such natural person's relationship with the Association shall terminate automatically upon the termination of such person's relationship with the entity which is the Member, and termination of the person's relationship with the Association will create a vacancy in any elected or appointed position within the Association in which such person may have been serving and such vacancy will be filled in accordance with these Bylaws.

Section 4. Voting. Each Lot shall be entitled to one (1) equal vote. When more than one (1) Person owns a Lot, the vote for such Lot shall be exercised as the co-owners determine between or among themselves, provided that no more than one (1) vote may be cast with respect to any Lot. If only one (1) co-owner attempts to cast the vote for a Lot, it shall be conclusively presumed that such co-owner is authorized on behalf of all co-owners to cast the vote for such Lot. In the event of an attempt by more than one (1) Person to cast such vote, the Lot's vote shall be suspended and shall not be counted.

Section 5. Eligibility. No Member shall be eligible to vote or to be elected to the Board of Directors if such Member had its voting rights suspended. No Member whose voting rights have been suspended shall be counted as an eligible vote for purposes of establishing a quorum, establishing a Majority of the Association or for any other purpose.

Article 3. Association Meetings

Section 1. Annual Meetings. The Association shall hold regular annual meetings of the Members, with the date, hour, and place to be set by the Board of Directors. At the annual meeting, comprehensive reports of the affairs, finances, and budget projections of the Association shall be made to the Members.

Section 2. Special Meetings. Special meetings of the Members may be called for any purpose at any time by the President, or upon written petition of at least fifteen (15%) percent of the Members. Any such written petition by the Members must be submitted to the Association's Secretary. The Secretary shall then verify that the required number of Members have joined in the petition and shall submit all proper petitions to the Association's President. The President shall then call a special meeting for the purpose stated in the petition, and the Secretary shall send, within thirty (30) days after the date the petition is submitted to the Secretary, notice of the meeting in accordance with these Bylaws. If notice is not given within such time period, any person signing the petition may set the time and place of the meeting and give notice of the meeting in accordance with these Bylaws. Only those matters that are within the purpose or purposes described in the meeting notice may be conducted at the special meeting unless objection thereto is waived as set forth below.

Section 3. Notice of Meetings. It shall be the duty of the Secretary to mail or deliver to each Member a notice of each annual or special meeting of the Association at least twenty-one (21) days prior to each annual meeting and at least ten (10) days prior to each special meeting. The notice shall state the time, place and purpose of the meeting. The notice shall be delivered personally, sent by United States mail, postage prepaid, statutory overnight delivery, or issued electronically in accordance with the Nonprofit Code to all Members at such address or addresses as any of them may have designated in writing to the Secretary or, if no other address has been so designated, at the address of their respective Lots. The mailing or delivering of a notice of meeting in the manner provided in this Section shall be considered proper service of notice.

Section 4. Place of Meeting. Meetings of the Association shall be held at the principal office of the Association or at any other suitable place as may be designated by the Board.

Section 5. Waiver of Notice. A Member may, in writing or by electronic transmission, waive notice of any meeting of the Members, either before or after such meeting. A Member's attendance at a meeting (in person or by proxy) waives objection to lack of notice or defective notice of the meeting unless the Member at the beginning of the meeting objects to holding the meeting or transacting business at the meeting. A Member's attendance at a meeting further waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the Member objects to considering the matter when it is presented.

Section 6. Quorum. A quorum is composed of those Members attending a meeting or voting on a matter in person or by proxy, provided that, unless 20 percent or more of the eligible voting power is present in person or by proxy, the only matters that may be voted upon at an annual or regular meeting of Members are those matters that are described in the meeting notice. Once a quorum is established for a meeting, it shall conclusively be presumed to exist until the meeting is concluded and shall not need to be

reestablished. Unless the Declaration, the Nonprofit Code, the Articles of Incorporation or these Bylaws require a greater vote, if a quorum is present, the affirmative vote of a Majority of the votes cast is the act of the Members.

Section 7. Adjournment. Any meeting of the Members may be adjourned to a different date, time or place and notice need not be given of the new date, time or place if the new date, time or place is announced at the meeting before adjournment, so long as any new date is not more than ten (10) from the original date. Any business which could be transacted at the original session of the meeting may be transacted at a reconvened session.

Section 8. Proxy. Any Member entitled to vote may do so by a dated written proxy signed either personally or by an electronic transmission valid under the Nonprofit Code. A proxy must specify the meeting at which the proxy is valid and must be received by Secretary or other officer or agent of the Association prior to the opening of the meeting for which it is to be used. Appointment of a proxy is revoked by the person appointing the proxy: (1) attending the meeting and voting in person; or (2) signing and delivering to the Secretary or other officer or agent of the Association a written revocation of the proxy or a subsequent form appointing another proxy. A proxy holder may not appoint a substitute proxy holder unless expressly authorized to do so in the proxy.

Section 9. Action Taken Without a Meeting. Any action that may be taken at any meeting of Members may be taken without a meeting if the Association delivers a ballot in writing or by electronic transmission to every Member entitled to vote on the matter.

(a) A ballot shall: (1) set forth each proposed action; and (2) provide an opportunity to vote for or against each proposed action.

(b) Approval by ballot pursuant hereto shall be valid only when the number of votes cast by ballot equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot.

(c) All solicitations for votes by ballot shall: (1) indicate the number of responses needed to meet the quorum requirements; (2) state the percentage of approvals necessary to approve each matter other than election of directors; and (3) specify the time by which a ballot must be received by the Association in order to be counted.

(d) A ballot may not be revoked.

Section 10. Membership List. After fixing a record date for a meeting, the Association shall prepare an alphabetical list of the names of all Members who are entitled to notice of the meeting. The list must show the address of each Member entitled to vote at the meeting. The list of Members must be available for inspection by any Member for the purpose of communication with other Members concerning the meeting, beginning two (2) business days after notice is given of the meeting for which the list was prepared and continuing through the meeting, as provided further in the Nonprofit Code. This list shall not be used to solicit money or property unless such money or property will be used solely to solicit the votes of the Members in an election to be held for the Association; nor shall the list be used for commercial purposes, sold to or purchased by any Person.

Article 4. Board of Directors

Section 1. Composition. The affairs of the Association shall be governed by a Board of Directors. During the Declarant Control Period (as hereinafter defined), the Board of Directors shall be composed of one or more Persons selected by Declarant. After the Declarant Control Period, the Board of Directors shall be composed of three (3) persons who shall be elected by a vote of the Members. Except for directors appointed by the Declarant hereunder, the directors shall be Members.

Section 2. Term of Office. Notwithstanding anything to the contrary herein, the Declarant shall have the exclusive right to appoint and remove the Member or Members of the Board of Directors, with or without cause, until such time as the earlier of the following dates shall occur: (i) the date which the Declarant may so designate by notice in a writing delivered to the Association, or (ii) thirty (30) days following the date on which one hundred (100%) percent of the Lots planned by the Declarant to be a part of the Property are Improved Lots (as that term is defined in the Declaration) or ten (10) years from the date hereof. The period of time during which the Declarant has the right to appoint or remove directors is herein referred to as the "**Declarant Control Period**." The directors appointed by the Declarant need not be Owners or residents of the Property.

At the first election of directors of the Association following the expiration or termination of the Declarant Control Period, the one (1) director receiving the most votes shall be elected for a term of two (2) years and the remaining two (2) directors elected shall have a term of one (1) year. At that time or at any time thereafter, the Board of Directors, by Majority vote, may elect to change the number of directors to another number so long as the total number of directors is an odd number and there are no less than three (3) and no more than nine (9) directors. At the expiration of the term of office of each director, and at each annual meeting thereafter, a successor shall be elected to serve for a term of two (2) years. Except as otherwise provided herein, each director shall hold office until his successor shall have been elected by the Association.

Section 3. Nominations and Declarations of Candidacy. The Board of Directors shall prescribe the opening date and the closing date of a reasonable filing period in which all eligible persons who have an interest in serving as a director may file as a candidate for such positions. The Board of Directors shall also have the right to establish such other rules and regulations as it deems appropriate to conduct the nomination of directors in a fair, efficient and cost-effective manner. Each candidate shall be given a reasonable, uniform opportunity to communicate his qualifications to the Members and to solicit votes.

Section 4. Elections. All Members of the Association eligible to vote in an election shall be entitled to cast their entire vote for each directorship to be filled. There shall be no cumulative voting. The directorships for which elections are held shall be filled by that number of candidates receiving the most votes. Voting for election of the Board of Directors shall be by written ballot.

Section 5. Removal of Directors. Provided that the meeting notice states that the purpose, or one of the purposes, of the meeting is removal of the director(s), any one (1) or more directors, except for directors appointed by Declarant during the Declarant Control Period, may be removed with or without cause by a Majority vote of the Members of the Association at any regular or special meeting of the Association, and a successor may then and there be elected to fill the vacancy thus created.

Any director who has had three (3) consecutive unexcused absences from regularly scheduled Board meetings or is more than thirty (30) days past due in the payment of any assessment may be removed by the vote of a Majority of the other directors.

Section 6. Resignation of Directors. A director may resign at any time by delivering notice in writing or by electronic transmission to the Board of Directors. A resignation is effective when the notice is delivered unless the notice specifies a later effective date.

Section 7. Vacancies. Vacancies in the Board of Directors caused by any reason, except the removal of a director by Declarant or by vote of the Membership, shall be filled by a vote of the Majority of the remaining directors, even though less than a quorum, at any meeting of the Board of Directors. The successor so elected shall hold office for the remainder of the term of the director being replaced.

Section 8. Compensation. Directors shall not be compensated for services as such. Directors may be reimbursed for the expenses incurred in carrying out their duties as directors upon approval of such expenses by the Board of Directors.

Section 9. Conflicts of Interest. Nothing herein shall prohibit a director from entering into a contract and being compensated for services or supplies furnished to the Association in a capacity other than as director, provided that the director's interest is disclosed to the Board of Directors and the contract is approved by a Majority of the directors who are at a meeting of the Board of Directors at which a quorum is present, excluding the director with whom the contract is made. The interested director shall not count for purposes of establishing a quorum of the Board of Directors. The interested director shall be entitled to be present at any meeting at which the proposed contract is discussed and to discuss the proposed contract unless requested by any other director to leave the room during the discussion.

Article 5. Board Meetings

Section 1. Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined from time to time by the Board, but after the expiration of the Declarant's right to appoint Directors hereunder, such meetings shall be held at least once every six (6) months. The newly elected Board shall meet within ten (10) days after each annual meeting of the Association.

Section 2. Special Meetings. Special meetings of the Board of Directors may be called by any director on two (2) days notice to each director given by mail, in person, by telephone, or by facsimile transmission, which notice shall state the time, place, and purpose of the meeting.

Section 3. Waiver of Notice. Any director may waive, in writing or by electronic transmission, notice of any meeting of the Board of Directors. Attendance by a director at any meeting of the Board of Directors shall also waive any required notice to him or her of the meeting unless the director promptly objects to holding the meeting or transacting business at the meeting and does not thereafter vote for or assent to action taken at the meeting.

Section 4. Quorum and Conduct of Meeting. A Majority of directors shall constitute a quorum for the transaction of business. Any or all directors may conduct or participate in a meeting by any means of communication by which all directors participating may simultaneously hear each other during the meeting. A director participating in a meeting by this means is deemed to be present in person at the meeting.

Section 5. Open Meetings. All meetings of the Board of Directors shall be open to all Members, but Members other than directors may not participate in any discussion or deliberation unless expressly so authorized by the Board of Directors. Notwithstanding the above, the Board of Directors may adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, and orders of business of a similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

Section 6. Action Without a Meeting. Any action by the Board of Directors required or permitted to be taken at any meeting may be taken without a meeting if a Majority of the directors consent in writing or by electronic transmission to such action. Such consents must describe the action taken and shall be filed with the Association's records.

Article 6. Powers and Duties of the Board

Section 1. Management. The Board of Directors shall manage the affairs of the Association and shall have all the powers and duties necessary for the administration of the Development and may perform all acts and do all things that are not required to be performed by a vote of the Members pursuant to Georgia law, the Declaration, the Articles of Incorporation, or these Bylaws. The duties of the Board of Directors include, without limitation:

(a) preparing and adopting, in accordance with the Declaration, an annual budget establishing each Owner's share of the common expenses;

(b) designating assessments to defray the common expenses, establishing the means and methods of collecting such assessments, and establishing installment payments for the annual assessment;

(c) providing for the operation, care, upkeep, and maintenance of the Area of Common Responsibility as more particularly described in the Declaration;

(d) designating, hiring, and dismissing the personnel necessary for the operation and upkeep of the Area of Common Responsibility and supervising the personnel in the performance of their duties;

(e) collecting the assessments, depositing the proceeds thereof in a bank or institution which it shall approve, or otherwise investing the proceeds in accordance with any limitations set forth in O.C.G.A. §14-3-302, and using the proceeds to administer the Association;

(f) making, establishing, abolishing, amending, and enforcing reasonable rules and regulations and imposing sanctions for violations of the Declaration, these Bylaws and the rules and regulations including, without limitation, monetary fines as more specifically set forth in the Declaration and these Bylaws;

(g) opening of bank or other financial accounts on behalf of the Association and designating the signatories required;

(h) making or contracting for the making of repairs, additions, and improvements to, or alterations of the Common Areas in accordance with the other provisions of the Declaration and these Bylaws, after damage or destruction by fire or other casualty;

(i) enforcing by legal means the provisions of the Declaration, these Bylaws, and the rules and regulations adopted by it, and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association;

(j) obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof;

(k) paying the costs of all services rendered to the Association or its Members and not directly chargeable to specific Owners;

(l) keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred; and

(m) contracting with any Person for the provision of services and performance of various duties and functions, including but not limited to management companies, utility and service providers, and legal and accounting services. The Board of Directors shall have the power to enter into common management and/or service agreements with other Persons. Any and all functions of the Association shall be fully transferable by the Board of Directors, in whole or in part, to any other entity.

Section 2. Borrowing Limitation. The Board of Directors shall have the power to borrow money for the purpose of maintenance, repair, restoration, or improvement of the Area of Common Responsibility, and for other purposes, with the approval of a Majority vote of the Members of the Association.

Section 3. Management Agent. The Association may, but shall not be required to, hire a professional management agent or agents, at a compensation established by the Board of Directors, to perform such duties and services as the Board of Directors shall authorize. The Board of Directors shall use reasonable efforts in any management contract to provide for termination of such contract with or without cause and without penalty, upon no more than thirty (30) days written notice. No management contract shall have a term in excess of one (1) year.

Section 4. Committees. The Board may establish an Architectural Review Committee for the purpose of establishing and maintaining architectural standards in the Property as provided in the Declaration and such other committees as the Board determines with the powers and duties that the Board shall authorize. Unless otherwise provided in these Bylaws or in the resolution authorizing a particular committee, the members of any committee shall be appointed by the President and shall serve at the pleasure of the Board of Directors. Any committee member may be removed with or without cause at any time and with or without a successor being named.

Article 7. Officers

Section 1. Offices. The principal officers of the Association shall be the President, the Secretary and the Treasurer, all or any of which may be the same person. A Vice President may be elected at the discretion of the Board.

Section 2. Election of Officers. The Association officers shall be elected annually by the Board at the first Board meeting following each annual meeting of the Members and shall hold office at the pleasure of the Board and until a successor is elected.

Section 3. Removal of Officers. Upon an affirmative Majority vote of the Board, any officer may be removed, either with or without cause, and a successor may be elected.

Section 4. Vacancies. A vacancy in any office arising because of death, resignation, removal, or otherwise may be filled by the Board for the unexpired portion of the term.

Section 5. President. The President shall be the chief executive officer of the Association and shall preside at all meetings of the Members and of the Board. The President shall have all the general powers and duties which are incident to the office of the president of a corporation organized under the Georgia Nonprofit Corporation Code, including, but not limited to, the power to appoint committees from among

the Members from time to time as he or she may in his or her discretion decide is appropriate to assist in the conduct of the affairs of the Association.

Section 6. Vice President. The Vice President, if any, shall act in the President's absence and shall have all powers, duties, and responsibilities provided for the President when so acting.

Section 7. Secretary. The Secretary shall keep the minutes of all meetings of the Members and of the Board of Directors and shall have charge of such books and papers as the Board of Directors may direct, and shall, in general, perform all duties incident to the office of the secretary of a corporation organized under Georgia law.

Section 8. Treasurer. The Treasurer shall have the responsibility for the Association's funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, for preparing all required financial statements and tax returns, for renewing the corporate registration and for the deposit of all monies and other valuable effects in the name of the Association or the managing agent in such depositories as may from time to time be designated by the Board of Directors. The Treasurer shall be responsible for the preparation of the budget as provided in the Declaration. The Treasurer may delegate all or a part of the preparation and notification duties associated with the above responsibilities to a management agent.

Section 9. Other Officers. Other offices may be created by the Board of Directors with such titles and duties as are defined by the Board of Directors.

Section 10. Signing Authority. After the expiration of the Declarant Control Period, all agreements, contracts, deeds, leases, checks, promissory notes, and other instruments of the Association shall be executed by at least two (2) officers or by such other person or persons as may be designated by resolution of the Board of Directors.

Article 8. Rule Making and Enforcement

Section 1. Authority and Enforcement. The Board of Directors shall have the authority to make, modify, repeal and enforce reasonable rules and regulations governing the conduct, use, and enjoyment of Lots and the Common Areas; provided that the rules or regulations must be in furtherance of, and not contrary to, the uses and purposes set forth in the Declaration and these Bylaws, and provided further that copies of all such rules and regulations shall be furnished to all Members, who shall each deliver a copy thereof to all occupants of such Member's Lot. Every Member and occupant shall comply with the Declaration, Bylaws and rules and regulations, and any lack of compliance therewith shall entitle the Association to take action to enforce the terms of the Declaration, Bylaws or the rules and regulations. Following the expiration of the Declarant Control Period, any rule or regulation may be repealed by the affirmative vote or written consent of a Majority of the total Association vote at an annual or special meeting of the Membership (except as otherwise restricted in the Declaration during the time that the Declarant owns any Lot).

For any violation of a duty, restriction, or obligation imposed under the Declaration, these Bylaws, or any rules and regulations duly adopted hereunder (except for the obligation to pay assessments, which is provided in Article 9 below), the Board of Directors shall have the power to impose reasonable fines, which, pursuant to the Declaration shall be a charge on the property and which shall constitute a lien upon the Member's Lot if unpaid, and/or to suspend a Member's right to vote and/or to use the Common Areas provided, however, nothing herein shall authorize the Association or the Board of Directors to limit ingress and egress to or from a Lot. In the event that any occupant of a Lot violates the

Declaration, Bylaws, or a rule or regulation and a fine is imposed, notice of such violation shall be sent to the Member and occupant, and the fine shall first be assessed against such occupant; provided, however, if the fine is not paid by the occupant within the time period set by the Board of Directors, the Member shall pay the fine upon notice from the Board of Directors, and the fine shall be an assessment and a lien against the Lot until paid. Such delinquency shall constitute a continuing lien as provided in Paragraph 10(b) and (c) of the Declaration. The failure of the Board of Directors to enforce any provision of the Declaration, Bylaws, or any rule or regulation shall not be deemed a waiver of the right of the Board of Directors to do so thereafter.

Section 2. **Fining and Suspension Procedure.** The Board of Directors shall not impose a fine, suspend the right to vote or suspend the right to use the Common Areas (provided, however, if a Member is shown on the books of the Association to be delinquent in any payment due the Association, imposition of a fine, suspension of the right to vote and the right to use the Common Areas shall be automatic as more specifically set forth in the Declaration), unless and until the Association has sent or delivered written notice to the violator as provided in subsection (a) below. Any such fine or fines may be effective or commence upon the sending of such notice or such later date as may be set forth in such notice, notwithstanding the violator's right to request a hearing before the Board of Directors to challenge such fine under subsection **(b)** below.

(a) **Notice.** If any provision of the Declaration or Bylaws or any rule or regulation of the Association is violated, the Board of Directors shall send the violator written notice identifying the violation and fine(s) being imposed and advising the violator of the right to request a hearing before the Board of Directors to contest the violation or fine(s) or to request reconsideration of the fine(s). Fine(s) may be effective or commence upon the sending of such notice or such later date specified in such notice, notwithstanding the violator's right to request a hearing before the Board of Directors to challenge the fine. **In** the event of a continuing violation, each day the violation continues or occurs again constitutes a separate offense, and fines may be imposed on a per diem basis without further notice to the violator.

(b) **Hearing.** If a written request for hearing is received from the violator within ten (10) days of the date of the violation notice provided above, then the Board of Directors shall schedule and hold in executive session a hearing affording the violator a reasonable opportunity to be heard. The minutes of the meeting shall contain a written statement of the results of the hearing. The Board of Directors may establish rules of conduct for such hearing, which may include limits on time and on the number of participants who may be present at one time.

Article 9. Assessments and Enforcement

Section 1. **Authority and Enforcement.** The Board of Directors shall have the authority to levy and collect reasonable assessments governing the Property as provided for in the Declaration. All sums lawfully assessed by the Association against any Lot and the Owner thereof, together with interest thereon and the costs of collection thereof, shall, from the time the sums become due and payable, be the personal obligation of such Owner/Member and constitute a continuing lien in favor of the Association on such Lot.

The failure of the Board of Directors to fix the assessment amounts or to deliver to each Member the assessment notice and budget shall not be deemed a waiver, modification or release of any Member of the obligation to pay assessments. **In** such event, each Member shall continue to pay assessments on the same basis as for the last year for which an assessment was made until a new assessment is made, at which time any shortfalls in collections may be assessed retroactively by the Association.

Section 2. Fining Procedure. If a Member is shown on the books of the Association to be delinquent in any assessment due the Association, imposition of a late fee in the amount due shall be assessed against such Lot and the entire amount of such assessment, including the portion thereof which would otherwise be payable in installments, plus the late fee, may be declared by the Board of Directors to be immediately due and payable in full to the Association. All other lien rights and remedies available to the Association shall be binding on the Member if delinquent in the payment of his/her assessments. The Member's right to vote and the Member's right to use the Common Areas (provided that nothing herein shall authorize the Association to limit ingress and egress to or from a Lot) shall automatically be suspended for any assessments which are overdue by thirty (30) days or longer.

A late notice may be sent to a Member who has not paid assessments or late fees in full as more specifically set forth in the Declaration. The late notice may warn the Member that the account will be accelerated. If the assessment remains unpaid, the Association may institute suit to collect the debt and foreclose its lien as more specifically set forth in the Declaration. Non-receipt of such notice does not relieve the Member of his or her financial obligation to pay the costs of collection accrued by the Association for the satisfaction of the delinquent debt, including, but not limited to the late fees, interest, all costs of collections, including the costs of filing any liens against the delinquent property and costs of filing a civil suit for collection and attorney's fees.

If the Association receives from any Member, in any accounting year, two (2) or more checks returned for insufficient funds for payment of assessments or other charges, the Board may require all future payments to be made by certified check, cashier's check or money order for the remainder of the fiscal year.

Payments received shall be credited in the following order to the fullest extent allowed by the law:

- a. to cover NSF charges and attorney fees
- b. to cover late charges
- c. to cover interest
- d. to cover delinquent or past due assessments
- e. to cover current assessments to include: initiation fee/capital contribution.

Failure of the Association to follow any of the procedures set forth herein or in the Declaration shall not excuse any Member from its obligation to pay all assessments, interest, charges and costs, including reasonable attorneys' fees, due in a timely manner, nor shall failure constitute a waiver, modification or release of the Association's right to collect all assessments, costs, including reasonable attorneys' fees, charges and interest due to the Association.

Section 3. Suspension of Utilities. In addition to the remedies herein, the Board of Directors may suspend a Member's right (and that of an occupants) to the use of utilities controlled by the Association whether or not actually provided by the Association or by a third party on their behalf, including without limitation, electricity, water or gas until delinquent assessments and all related charges, including any applicable attorneys' fees, are paid in full. Prior to the imposition of any such suspension, the delinquent Member shall be sent notification that such utilities will be disconnected for non-payment and that Member will have an opportunity to be heard before the Board of Directors or such committee the Board of Directors may establish to hear such cases. No such suspension shall be imposed in a manner that will endanger the health, safety or property of any Member or occupant.

Article 10. Additional Remedies and Enforcement Rights

Section 1. Self-Help. Notwithstanding anything to the contrary herein contained, the Board of Directors may elect to enforce any provision of the Declaration, the Bylaws, or the rules and regulations by self-help (specifically including, but not limited to, the towing, booting or other means of handling vehicles that are in violation of parking rules and regulations) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity for compliance with the procedures set forth in Articles 8 and 9. In any such action, to the maximum extent permissible, the Member or occupant responsible for the violation for which abatement is sought shall be responsible for reasonable attorney's fees or other costs actually incurred.

Section 2. Rights of Entry and Removal. The Association or its duly authorized agent shall have the power to enter a Lot or upon any portion of the Common Areas to abate or remove any structure, thing or condition which violates the Declaration, the Bylaws, or the rules and regulations, using such force as may be reasonably necessary; provided, however, written notice shall be given to the Member/Owner of the Lot at least two (2) days prior to the time that any items of construction are altered or demolished; provided further that in the event that an emergency exists in which the abatement or removal is immediately required, the abatement or removal may be carried out without such notice, and the Association shall give such notice as soon thereafter as is reasonably possible, but in no event later than such timeframes as set forth in the Declaration. All costs of self-help, including reasonable attorneys' fees, shall be assessed against the violating Member and shall be collected as provided herein for the collection of assessments.

Section 3. Remedies Cumulative. Nothing herein shall in anyway limit the remedies available to the Association. All remedies herein shall be deemed cumulative of those set forth in the Declaration of the Association and of those otherwise available at law or in equity.

Article 11. Miscellaneous

Section 1. Notices. Unless otherwise provided in these Bylaws, all notices, demands, bills, statements, or other communications under these Bylaws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by United States mail, first class postage prepaid, or statutory overnight delivery: (a) If to a Member/Owner, at the address which the Member has designated in writing and filed with the Secretary, or if no such address has been designated, at the address of the Lot owned by such Member; (b) If to an occupant, at the address of the Lot occupied; or (c) If to the Association or the Board of Directors, at the address of the principal office of the Association or at such other address as shall be designated in writing and filed with the Secretary.

Section 2. Electronic Documents and Signatures. All Electronic Documents and Electronic Signatures (as such terms are defined in the Georgia Electronic Records and Signatures Act, O.C.G.A. 10-12-1, *et seq.*) shall be governed by the Georgia Electronic Records and Signatures Act. The Board may require reasonable verification of any Electronic Document or Electronic Signature and, pending verification, the Board may refuse to accept any such Electronic Document or Electronic Signature that, in the Board's sole discretion, is not clearly authentic. Neither the Board nor the Association shall be liable to any Member or any other Person for accepting or acting in reliance upon an Electronic Signature or Electronic Document which the Board reasonably believes to be authentic. Any Member or Person who negligently, recklessly, or intentionally submits any falsified Electronic Document or unauthorized Electronic Signature shall fully indemnify the Association for actual damages, reasonable attorneys' fees, and expenses incurred as a result of such acts.

Section 3. Rules of Order. Robert's Rules of Order (latest edition) shall govern all Association proceedings when not in conflict with Georgia law, the Declaration, these Bylaws or the Articles of Incorporation.

Section 4. Liability and Indemnification of Officers and Directors and Committee Members. The Association shall indemnify every officer, director and committee member against any and all expenses, including attorney's fees, reasonably incurred by or imposed upon such officer, director or committee member in connection with any action, suit, or other proceeding (including settlement of any such action, suit, or proceeding, if approved by the then Board of Directors) to which he or she may be made a party by reason of being or having been an officer, director or committee member, whether or not such person is an officer, director or committee member at the time such expenses are incurred subject to the limitations below. The officers, directors and committee members shall not be liable for any mistake of judgment, negligent or otherwise, or for injury or damage caused by any such individual in the performance of his duties, except for his own individual willful misfeasance or malfeasance. The officers, directors and committee members shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such individuals may also be Members of the Association), and the Association shall indemnify and forever hold each such officer, director and committee member free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer, director or committee member or former officer, director or committee member may be entitled. The Association shall, as a common expense, maintain adequate general liability and, if obtainable, officers' and directors' liability insurance to fund this obligation, and the insurance shall be written as provided in the Declaration.

Section 5. Severability. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these Bylaws or the Declaration.

Section 6. Captions and Construction. The captions herein are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of these Bylaws or the intent of any provision thereof. The use of the masculine gender in these Bylaws shall be deemed to include the feminine and neuter genders, and the use of the singular shall be deemed to include the plural whenever the context so requires.

Section 7. Fiscal Year. The fiscal year of the Association may be set by a resolution of the Board of Directors and, in the absence thereof, shall be the calendar year.

Section 8. Financial Review. A financial review of the accounts of the Association shall be performed annually in the manner provided by the Board of Directors. However, after having received the Board of Directors' financial statement review at the annual meeting, the Owners may, by a Majority of the Association vote, require that the accounts of the Association be audited as a common expense by an independent accountant. Such statement shall be made available to the holder, insurer, or guarantor of any first mortgage on a Lot upon submission of a written request and must be available within one hundred twenty (120) days of the fiscal year end of the Association.

Section 9. Conflicts. In the event that there are conflicts or inconsistencies between the Georgia Nonprofit Corporation Code, the Declaration, these Bylaws, or the Articles of Incorporation, then the provisions of the Georgia Nonprofit Corporation Code (as may be applicable), the Declaration, the Articles of Incorporation and these Bylaws, in that order, shall prevail, and each Member, by acceptance of a deed or other conveyance for his Lot, covenants to vote in favor of such amendments as will remove such conflicts or inconsistencies.

Section 10. Amendment. Except where a higher vote is required for action under a particular provision of the Declaration or Bylaws, in which case such higher vote shall be necessary to amend, these Bylaws may be amended by the affirmative vote, written consent, or any combination of affirmative vote and written consent of the Members holding two-thirds (2/3) of the total vote of the Association. During the Development Period, any amendment to these Bylaws shall also require the written consent of Declarant. Notice of any meeting at which an amendment will be considered shall state that fact and the subject matter of the proposed amendment.

Any action to challenge the validity of an amendment adopted under this Section must be brought within one (1) year of the amendment's effective date. No action to challenge any such amendment may be brought after such time.

Section 11. Books and Records.

(a) All Members of the Association and Eligible Mortgagees shall be entitled to inspect the following records at a reasonable time and location specified by the Association, upon written request at least five (5) days before the date on which the Member wishes to inspect and copy:

- (i) its Articles or restated Articles of Incorporation and all amendments to them currently in effect;
- (ii) its Bylaws or restated Bylaws and all amendments to them currently in effect;
- (iii) its Declarations or restated Declarations and all amendments to them currently in effect;
- (iv) any and all resolutions adopted by either its Members or the Board of Directors increasing or decreasing the number of directors or the classification of directors, or relating to the characteristics, qualifications, rights, limitations, and obligations of Members or any class or category of Members;
- (v) any rules governing the Association;
- (vi) any books, records or financial statements of the Association
- (vii) the minutes of all meetings of Members and records of all actions approved by the Members for the past three (3) years;
- (viii) all written communications to Members generally within the past three (3) years, including the financial statements furnished for the past three (3) years;
- (ix) a list of the names and business or home addresses of its current direct officers; and
- (x) its most recent annual registration delivered to the Secretary of State of Georgia.

(b) A Member may inspect and copy the following records upon written notice at least five (5) business days before the date on which the Member wishes to inspect and copy only if the Member's demand is made in good faith and for a proper purpose that is reasonably relevant to the Member's legitimate interest as a Member; the Member describes with reasonable particularity the purpose and the records the Member desires to inspect; the records are directly connected with this purpose; and the records are to be used only for the stated purpose:

- (i) excerpts from minutes of any Board of Directors meeting, records of any action of a committee of the Board of Directors while acting in place of the Board of Directors on behalf of the Association, minutes of any meeting of the Members, and records of action taken by the Members or the Board of Directors without a meeting, to the extent not subject to inspection under subsection 9(a) above;
- (ii) accounting records of the Association; and
- (iii) the Membership list only if for a purpose related to the Member's interest as a Member. Without the consent of the Board of Directors, a Membership list or any part thereof may not be used to solicit money or property unless such money or property will be used solely to solicit the votes of the

Members in an election to be held by the Association and may not be used for any commercial purpose; or sold to or purchased by any person.

(c) The Association may impose a reasonable charge, covering the cost of labor and material for copies of any documents provided to the Member.

-End of Bylaws-