

WALMAR GROVE HOMEOWNERS' ASSOCIATION AMENDMENTS
TO THE DECLARATION OF CONDOMINIUM AND
THE BY-LAWS FOR WALMAR GROVE CONDOMINIUMS

Whereas, at the Annual Meeting on February 26, 2005, a vote was duly made and adopted by the Homeowner's Association to amend the original Declaration of Condominium and the By-Laws for WALMAR GROVE CONDOMINIUMS, filed in Deed Book 243E, page 460, et. sec, and amended in Deed Book 24J, Page 553, of the records of the Clerk of Glynn County Superior Court, Georgia.

Whereas, the following amendments were adopted and were duly amended as follows:

- 1.) A new provision was added to the Declaration immediately following Paragraph 7.2.8(page 8), to read as follows:

"7.2.8.(a). The Board of Directors is authorized to enforce, by any legal or equitable remedies available, all obligations of the unit owners, or any of them, to the Association Such obligations shall include, but not limited to, following the rules and regulations promulgated by the Board or the Association Such enforcement power shall include, without limitation, the power to levy, as assessments, fines against unit owners for default, by them or their tenant(s), in the performance of said obligations in accordance with the following schedule:

1. First Offense - \$25.00
2. Second Offense - \$50.00
3. Third Offense - \$100.00
4. Fourth Offense - \$150.00
5. Fifth Offense - \$200.00

Each day after notice from the Board to the unit owner(s), or to the occupant or tenant should the unit be rented or leased, shall constitute a separate offense. If an owner fails to pay a fine within ten (10) days after notification, either to him or her, or to the tenant, the Board may levy, as assessments, additional fines to enforce payment of the initial fine. Such accumulated fines may be enforced as a lien against the unit owner's condominium property, as provided by this Declaration, by The By-Laws, and by the laws of this State."

- 2.) A new provision was added to the Declaration immediately following Paragraph 7.2.10 (page 9), as follows:

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CLERK SUPERIOR COURT

"7.2.11. In the event that an owner rents or leases his or her unit, the term of such rental or lease shall not be less than three (3) calendar months in duration. Additionally, the rental or lease agreement shall specifically limit occupancy of the said unit to no more than two (2) persons unrelated by blood or marriage, and, in no event, more than two (2) person per bedroom. Upon demand by the Board, such owner shall provide it with a true copy of the rental or lease agreement for such unit. The provisions of this paragraph notwithstanding, upon application to the Board by an owner, a shorter period may be approved."

- 3.) By adding to the By-Laws, following Paragraph 5.2.1(page 4), a new paragraph, as follows:

"5.2.1 (A). The Board's powers to enforce the said rules and regulations shall include, but not limited to, the assessment of fines and the filing and foreclosing of liens against the owner's condominium property as provided in Paragraph 7.2.8(a) of the Declaration of Condominium."

- 4.) By striking from Paragraph 5.3 (page 6) of the By-Laws the following: "\$500.00," and substituting therefor the figure "\$1,000.00."

- 5.) By striking from Paragraph 6.7 (page 12) of the By-Laws the following: "\$1,000.00," and substituting therefor the figure "\$5,000.00."

So amended this 21st day of June, 2005.

Charles E. Smith
President

WALMAR GROVE HOMEOWNER'S ASSOCIATION

A. Johnson
Secretary

WALMAR GROVE HOMEOWNER'S ASSOCIATION

Signed to and subscribed before
us on the 21st day of
June, 2005:

Witness

Notary Public

Notary Public, Glynn County, Georgia
My Commlesion Expires Dec. 2, 2008.

