

Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA

ERECORDED
eFile Participant IDs: 6383050338,

UPON RECORDING RETURN TO:
Erin Murray O'Connell
DOROUGH & DOROUGH, LLC
Attorneys At Law
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Decatur, Georgia 30030
(404) 687-9977

CROSS REFERENCE: Deed Book: 42690
Page: 12

AMENDMENT TO THE BYLAWS OF SEVEN NORCROSS RESIDENTIAL
ASSOCIATION, INC. (F/K/A NORCROSS DOWNTOWN RESIDENTIAL ASSOCIATION,
INC.)

THIS AMENDMENT TO THE BYLAWS OF SEVEN NORCROSS RESIDENTIAL
ASSOCIATION, INC. ("Amendment") is made this 13th day of July,
2021 by SEVEN NORCROSS RESIDENTIAL ASSOCIATION, INC. (F/K/A NORCROSS
DOWNTOWN RESIDENTIAL ASSOCIATION, INC.), a Georgia nonprofit corporation
(hereinafter the "Association");

W I T N E S S E T H

WHEREAS, Norcross Downtown, LLC, a Georgia limited liability company ("Norcross
Downtown") as Declarant, executed that certain Master Declaration of Protective Covenants,
Conditions, Restrictions and Easements for Seven Norcross, recorded May 10, 2005 in Deed Book
42690, Page 12, *et seq.*, Gwinnett County, Georgia land records (hereinafter as amended and/or
supplemented, collectively referred to as the "Declaration"), together with the Bylaws of Seven
Norcross Residential Association, Inc., which are attached to the Declaration as Exhibit "C" and
recorded therewith; (hereinafter as amended and/or supplemented, the "Bylaws"); and

WHEREAS, Norcross Downtown assigned all of its rights, title, interest, powers, privileges
and immunities as Declarant arising under the Declaration to Res-GA Hedgewood pursuant to that
certain Assignment of Rights of Declarant Under the Master Declaration of Protective
Covenants, Conditions, Restrictions and Easements for Seven Norcross, recorded October 8,
2012, at Deed Book 51698, page 843, *et seq.*, Gwinnett County, Georgia records; and

WHEREAS, Res-GA Hedgewood assigned all of its rights, title, interest, powers, privileges and immunities as Declarant arising under the Declaration to BPCP Seven Villas, LLC pursuant to that certain Assignment and Assumption of Declarant Rights, recorded June 14, 2016, at Deed Book 54358, page 30, *et seq.*, Gwinnett County, Georgia records; and

WHEREAS, BPCP Seven Villas, LLC assigned all of its rights, title, interest, powers, privileges and immunities as Declarant arising under the Declaration to United Family Homes, LLC pursuant to that certain Assignment and Assumption of Declarant Rights, recorded March 8, 2018, at Deed Book 55745, page 652, *et seq.*, Gwinnett County, Georgia records; and

WHEREAS, the Association is a nonprofit corporation organized under the Georgia Nonprofit Corporation Code to be the Association named in the Declaration to have the power and authority set forth therein; and

WHEREAS, Article 6, Section 6.4 of the Bylaws provides that the Bylaws may be amended by the affirmative vote of at least two-thirds (2/3) of the Total Association Vote and the consent of the Declarant; and

WHEREAS, at least two-thirds (2/3) of the Total Association Vote agreed to amend the Bylaws as provided herein; and

WHEREAS, attached hereto as Exhibit "A" and incorporated by reference herein is the sworn statement of the Secretary of the Association which states that at least two-thirds (2/3) of the Total Association Vote agreed to the foregoing Amendment and that such consents were lawfully obtained; and

WHEREAS, Declarant has consented to this Amendment, as evidenced by the signatures attached hereto and by this reference incorporated herein;

NOW THEREFORE, the undersigned hereby adopt this Amendment to the Bylaws of Seven Norcross Residential Association, Inc. hereby declaring that all of the property now or hereafter subject to the Bylaws shall be held, conveyed, encumbered, used, occupied and improved subject to the Bylaws, amended as follows:

1.

The Bylaws are hereby amended by deleting Article 3, Section 3.3, entitled "Number of Directors," in its entirety and replacing it with a new Section 3.3 to read as follows:

3.3 Number of Directors. The Board shall consist of five members who shall be elected as provided below.

2.

The Bylaws are hereby amended by deleting Article 3, Section 3.5, entitled "Election and Term of Office," in its entirety and replacing it with a new Section 3.5 to read as follows:

3.5 Election and Term of Office. At the first annual meeting following adoption of this Amendment, the members shall elect five (5) directors as herein provided. Until the first annual meeting following the adoption of this Amendment, the Board of Directors may fill any vacancies as provided Section 3.7 of these Bylaws. The initial term of three (3) directors shall be fixed at two (2) years and the initial term of two (2) directors shall be fixed at one (1) year, with the candidates receiving the most votes being elected for the two (2) year initial term. At the expiration of the initial term of office of each respective member of the Board of Directors, a successor shall be elected to serve for a term of office of two (2) years. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association or appointed by the remaining members of the Board of Directors upon his or her earlier resignation, removal from office or death.

3.

Unless otherwise defined herein, the defined terms used in this Amendment shall have the same meaning as set forth in the Declaration.

4.

This Amendment shall be effective only upon being recorded in the records of the Clerk of Superior Court of Gwinnett County, Georgia and shall be enforceable against all current Owners of Units subject to the Declaration.

5.

Except as herein modified, the Declaration shall remain in full force and effect.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed under seal as of the date and year first written above.

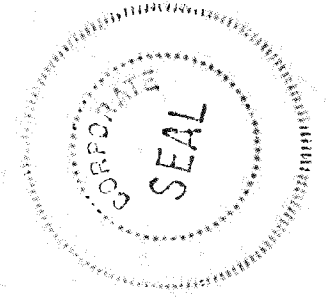
ASSOCIATION: SEVEN NORCROSS RESIDENTIAL ASSOCIATION, INC., a Georgia nonprofit corporation

By: [Signature]
Print Name: PAT EIDT
Director

By: [Signature]
Print Name: Sophie Gibson
Director

By: [Signature]
Print Name: BRUCE D BUCHHOLZ
Director

[CORPORATE SEAL]



Signed, sealed and delivered in the presence of:

[Signature]
Witness
[Signature]
Cindy Deady
Notary Public



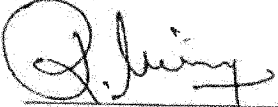
[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, United Family Homes, LLC, as the Declarant, hereby consents to this Amendment under seal this 13th day of July, 2021.


DECLARANT:

UNITED FAMILY HOMES, LLC, a
Georgia limited liability company,

By:  (SEAL)
Name: RAMAKRISHNAN SELIVATH
Title: Owner

Signed, sealed and delivered
in the presence of:


Witness


Notary Public

[AFFIX NOTARY SEAL]

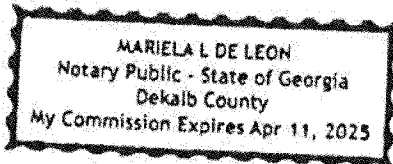


EXHIBIT "A"

Sworn Statement of Secretary of
Seven Norcross Residential Association, Inc.

STATE OF GEORGIA

COUNTY OF GWINNETT

Re: Seven Norcross Residential Association, Inc.

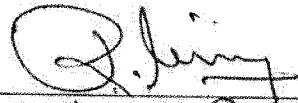
Personally appeared before me, the undersigned deponent who, being duly sworn, deposed and said on oath that:

1. Deponent is the Secretary of Seven Norcross Residential Association, Inc.
2. Deponent is duly qualified and authorized to make this Affidavit and knows the facts contained herein are of his/her own personal knowledge.
3. At least two-thirds of the Total Association Vote approved the foregoing Amendment to the Bylaws of Seven Norcross Residential Association, Inc. and such consents were lawfully obtained; and
4. Deponent makes this Affidavit pursuant to Official Code of Georgia Annotated pursuant to Section 44-2-20.

This the 13th day of July, 2021.

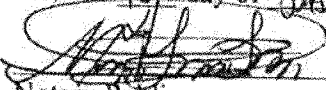
Signed:

Print Name:



Amaleishwan Srinivasan

Sworn to and subscribed before me, this 13 day of July, 2021



Notary Public

Mariela L. De Leon

My Commission Expires: Apr 11, 2025

[AFFIX NOTARY SEAL]

