

**FIRST AMENDMENT TO THE BY-LAWS OF
1350 NORTH MORNINGSIDE CONDOMINIUM ASSOCIATION, INC.**

This Amendment is made and entered into by 1350 North Morningside Condominium Association, Inc. (the “Association”).

WHEREAS, the Association was created and incorporated on September 22, 2000; and

WHEREAS, the Association adopted the Bylaws of 1350 North Morningside Condominium (the “Bylaws”); and

WHEREAS, the Association desires to amend certain provisions of the Bylaws; and

WHEREAS, the Bylaws may be amended at an annual or special meeting of the Board of Directors by a vote of two-thirds (2/3) of the members of the Board of Directors pursuant to Article X, Section 9 of the Bylaws; and

WHEREAS, at a duly called meeting of the Board of Directors the required two-thirds (2/3) vote of the members of the Board of Directors was obtained; and

WHEREAS, the sworn statement of the President of the Association is attached hereto, which states unequivocally that the required two-thirds (2/3) vote of the Board of Directors was lawfully obtained;

NOW THEREFORE, the Bylaws are hereby amended as follows:

1.

Article V, Section 2(e) is hereby amended to read as follows:

Section 2(e). Directors must be members of the Association.

2.

Article X, Section 1, “Notices” is hereby amended to allow for electronic transmissions and shall read as follows:

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, sent by United States mail first class, or by registered or certified mail, return receipt requested, first class postage prepaid, or by electronic transmissions:

(a) If to a Unit Owner, at the address which the Unit Owner has designated in writing and filed with the Secretary, or if no such address has been designated, at the address of the Unit of such Owner, or by electronic transmissions as set out in Article X, Section 1(c) below; or

(b) If to the Association, the Board of Directors or the Managing Agent at the principal office of the Association or the Managing Agent, if any, or at such other address as shall be designated by the notice in writing to the Owners pursuant to this section, or by electronic transmissions as set out in Article X, Section 1(c) below.

3.

Article X, Section 1(c) is hereby added to the Bylaws to read as follows:

Article X, Section 1(c). Electronic Transmissions. Where applicable in these Bylaws, the Declaration or the Articles of Incorporation, all notices or communication, including but not limited to notice of meetings, proxies and/or ballots, which may be sent by hand delivery, U.S. mail, telephone or telegram, or may instead be sent by electronic transmission in accordance with applicable provisions of Georgia law. This includes but is not limited to facsimile, email or other electronic methods.

Any electronic transmission must contain or be accompanied by information from which it can be determined that the Association or the Association's agent, the Unit Owner, the Unit Owner's agent, or the Unit Owner's attorney-in-fact authorized the electronic transmission. An electronic transmission which is transmitted by a Unit Owner that evidences that Unit Owner's consent or approval on a ballot, or requests or demands an action be taken by the Association, or provides notice to the Association shall be deemed to be written, signed, and dated, provided that the electronic transmission sets forth or is delivered with information from which it can be determined (a) that the electronic transmission was transmitted by the Unit Owner, and (b) the date on which the Unit Owner transmitted the electronic transmission. The date on which the electronic transmission is transmitted shall be deemed the date on which such consent, request, demand, or notice was signed.

Any copy, facsimile transmission, or other reliable reproduction of the writing or electronic transmission may be substituted or used in lieu of the original writing or electronic transmission for any and all purposes for which the original writing or electronic transmission could be used, provided that such copy, facsimile or other reproduction shall be a complete reproduction of the entire original writing or electronic transmission.

Without limiting the manner by which notice or other communication may be given, the consent of Unit Owners to receive notice or other communications or materials by any electronic transmission shall be presumed by written consent of the Unit Owner, or by any response from a Unit Owner sent by electronic transmission. Unit Owners shall provide the preferred telephone number or electronic address for receipt of such notice or communications. The Association shall keep a record giving the names and addresses of the Directors, and of all Unit Owners of the Association; provided, however, that the listing of e-mail addresses or other information for electronic transmissions shall be optional.

4.

Article V, Section 9 is hereby amended to allow for electronic transmissions and shall read as follows:

Article V, Section 9. Conduct of Meeting; Quorum. The President shall preside over all meetings of the Board of Directors and the Secretary shall keep a minute book recording therein all resolutions adopted by the Board of Directors and a record of all transactions and proceedings occurring at such meeting. Roberts Rules of Order (latest edition) shall govern the conduct of the meetings of the Board of Directors when not in conflict with the Declaration or these Bylaws unless otherwise agreed prior to the meeting of the Board of Directors. A majority of the Directors shall constitute a quorum for the transaction of business. One or more directors who participate in a meeting by means of teleconferencing, videoconferencing, or other electronic means shall be deemed to be present and in attendance for all purposes at such meeting, provided all persons participating in the meeting can hear each other. The act of a majority of the Directors present at any meeting at which there is a quorum, whether in person or by electronic means, shall be the act of the Board of Directors, except as may be otherwise specifically provided by law, by the Declaration, by the Articles of Incorporation or by these Bylaws.

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

The above Amendment to the Bylaws was duly adopted by the required two-thirds vote of the members of the Board of Directors by resolution or written consent this 15th day of August, 2019.