

STATE OF GEORGIA  
COUNTY OF COBB

Return To:  
Michael Rome, Esq.  
Rome & Associates, P.C.  
707 Whitlock Ave., Ste E-15  
Marietta, GA 30064  
(770) 428-6002

Cross Reference: Deed Book 14247, Page 2598.

**REGULATIONS TO LIMIT USE OF GARAGE FOR PARKING VEHICLES FOR WILMINGTON**

These Regulations to Limit Use of Garage for Parking Vehicles for Wilmington ("Regulation"), are made on the date hereinafter set forth by the Board of Directors ("Board"), for Wilmington Homeowners Association, Inc. ("Association").

**WITNESSETH:**

WHEREAS, on the 6th day of June 1995 that certain Declaration of Covenants, Conditions, Restrictions and Easements for Wilmington Subdivision was recorded in Deed Book 14247, Page 2598, Superior Court Records, Cobb County, Georgia, as amended from time to time ("Covenants").

WHEREAS, Article VII, Sections 17 (e) & 24 of the Covenants both provide in part that *Adequate off-street parking shall be provided for each Lot;*

WHEREAS: Article VII, Section 17 (g) of the Covenants states: *All garages must have doors, and each garage door must be coordinated in design and color with the dwelling to which it is appurtenant;*

WHEREAS: Article VII, Section 17 (n) of the Covenants provides that: *The enclosed, heated living area (exclusive of garages, carports, porches, terraces, bulk-storage and basement) of all dwellings shall contain not less than one thousand four hundred (1,400) square feet;*

WHEREAS: Article VII, Section 1(c) of the By-Laws of Wilmington Homeowners Association, Inc. ("Bylaws") states in part that *The Board of Directors shall have the power to exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these by-laws, the Articles of Incorporation, or the Declaration;* and

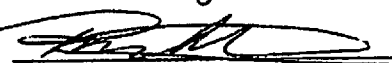
WHEREAS, the Board of Directors ("Board") for Wilmington Homeowners Association, Inc. ("Association") has determined it is in the best interest of the Association to adopt regulations to help clarify and further define the Covenants regarding the use of garages to accommodate parking.

NOW, THEREFORE, the Board has adopted the regulations attached as Exhibit "A".

IN WITNESS WHEREOF, after any required notice, the regulations contained in Exhibit "A" were lawfully adopted by at least a majority of the Board of Directors for the Association, on the date set forth in Exhibit "A", which is attached hereto and incorporated herein.

Wilmington Homeowners Association, Inc.

Sworn to, signed and sealed before us  
this 22 day of August, 2025



WITNESS

  
NOTARY PUBLIC

[SEAL]

ANGEL HAMPTON

NOTARY PUBLIC


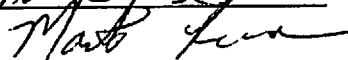
Cobb County

State of Georgia


My Comm. Expires Feb. 22, 2027

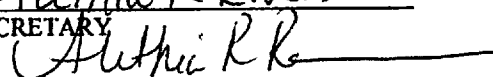
By:

President

Attested to By:

  
SECRETARY



Connie Taylor  
Clerk of Superior Court  
Cobb County, Georgia

## Exhibit "A"

*Wilmington Homeowners Association, Inc.*RESOLUTION ADOPTING REGULATIONS TO LIMIT USE OF GARAGES FOR PARKING VEHICLES

WHEREAS: on the 6th day of June 1995 that certain Declaration of Covenants, Conditions, Restrictions and Easements for Wilmington Subdivision was recorded in Deed Book 14247, Page 2598, Superior Court Records, Cobb County, Georgia, as amended from time to time ("Covenants");

WHEREAS: Article VII, Sections 17 (e) & 24 of the Covenants both provide in part that *Adequate off-street parking shall be provided for each Lot*;

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WHEREAS: Article VII, Section 1(c) of the By-Laws of Wilmington Homeowners Association, Inc. ("Bylaws") states in part that *The Board of Directors shall have the power to exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these by-laws, the Articles of Incorporation, or the Declaration*; and

WHEREAS: The Board of Directors ("Board") for Wilmington Homeowners Association, Inc. ("Association") has determined it is in the best interest of the Association to adopt regulations to help clarify and further define the Covenants regarding the use of garages to accommodate parking.

WHEREFORE: The following regulations have been adopted by the Board and will be effective upon mailing copies to all the Owners.

REGULATION PROHIBITING USE OF GARAGES FOR LIVING SPACES OR EXCESSIVE STORAGE

Use of Garages for Living Space is Prohibited. Any use of garages as living spaces is strictly prohibited. Such use of a garage shall be considered a violation of the following covenant provisions: (i) Article VII, Section 17 (e); (ii) Article VII, Section 24; (iii) Article VII, Section 17 (g); and (iv) Article VII, Section 17 (n).

Limited Use of Garages for Storage. Garages may not be utilized for storage to the extent that any of the designed number of parking spaces are blocked for vehicle use.

The foregoing regulation was adopted by resolution of the Association's Board on this 22 day of July 2025, as indicated by signatures below.

(Signature) Martin Reese (Signature) Alethia R. Rivers

[Print Name] Martin Reese [Print Name] Alethia R. Rivers

(Signature) Alan R. Miller (Signature) Carol Caines

[Print Name] Alan R. Miller [Print Name] Carol Caines