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Fee Amt: \$14.00 Page 1 of 3
Forsyth County, GA
Douglas Sorrells Clerk Superior Ct

BK 5154 PG 678-680

RL

After Recording Return To:
The Lueder Law Firm, LLC
5900 Windward Parkway, Suite 390
Alpharetta, Georgia 30005
Attn: Brendan R. Hunter

Cross Reference:
Deed Book 1057, Page 622

STATE OF GEORGIA

COUNTY OF FORSYTH

**AMENDMENT TO THE DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS FOR GLENMOOR**

This Amendment to the Declaration of Covenants, Restrictions and Easements for Glenmoor (hereafter referred to as "Amendment") is made on the date set below.

WITNESSETH:

WHEREAS, Beazer Homes Corp., Inc., a Tennessee corporation (hereafter referred to as "Declarant"), recorded that certain Declaration of Covenants, Restrictions and Easements for Glenmoor on December 17, 1996, in Deed Book 1057, Page 622 of the Forsyth County, Georgia land records (hereafter referred to as "Declaration");

WHEREAS, Glenmoor Forsyth Homeowners Association, Inc. (hereafter referred to as the "Association") is the homeowners association identified in the Declaration and existing and operating in the Glenmoor Forsyth Subdivision;

WHEREAS, pursuant to Article XIII, Section 3 of the Declaration, the Declaration may be amended upon the approval of members of the Association holding at least two-thirds (2/3) of the total votes in the Association;

WHEREAS, this Amendment has been approved by members of the Association holding at least two-thirds (2/3) of the total votes in the Association at a meeting of the members of the Association; and

NOW, THEREFORE, the Declaration is hereby amended as follows:

Article V of the Declaration is amended by adding the following thereto as Section 13:

Section 13. Capital Contribution Assessments (Initiation Fee). Upon the conveyance of ownership of a Lot, including all resales, a capital contribution assessment (an initiation fee) shall become due and payable to the Association by each new Owner. The amount of the initiation fee shall be the same amount as the annual assessment in effect for the fiscal year in which the conveyance of ownership occurs. The initiation fee shall not be deemed to be an advance payment of any assessment and may not be paid in lieu of any assessment. The initiation fee shall be the personal obligation of the new Owner and shall constitute a lien against the Lot. Notwithstanding anything to the contrary herein, no initiation fee shall be due as a result of a conveyance of a Lot to an Owner's spouse, child, or a corporation, partnership, company, or legal entity in which the Owner is a principal; no initiation fee shall be due from any Person who takes title through foreclosure upon the lien of any first priority Mortgage covering the Lot or the lien of any secondary purchase money Mortgage covering the Lot; and no initiation fee shall be due from any Owner who has owned a Lot in the community and who obtains title to a different Lot in the community.

IN WITNESS WHEREOF, the undersigned hereby certify that this Amendment was properly approved.

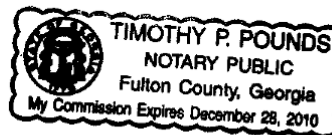
Dated this 12 day of June, 2008.

GLENMOOR FORSYTH HOMEOWNERS
ASSOCIATION, INC.

Elisabeth M. Smith
Signature of President
Print Name: Elisabeth M. Smith

Sworn to and subscribed before me
this 12 day of JUNE, 2008

Witness: Dana Meritt
[Signature]
Notary Public



[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Lorraine Richter
Signature of Secretary
Print Name: Lorraine Richter

Sworn to and subscribed before me
this 12 day of JUNE, 2008.

Witness: Dana Meritt

[Signature]
Notary Public

