

Deed Book 28650 Pg 119  
Filed and Recorded Mar-07-2000 01:57pm  
2000-0041830  
Juanita Hicks  
Clerk of Superior Court  
Fulton County, Georgia  
I AM NOT A LAWYER I AM A CLERK OF SUPERIOR COURT

*After recording, please return to:*

George F. Maynard  
BURR & FORMAN LLP  
Suite 1200, One Georgia Center  
600 West Peachtree Street  
Atlanta, Georgia 30308

Cross Reference: Deed Book 20127,  
Page 01, Fulton County, Georgia Records.

**FOURTH AMENDMENT TO AMENDED AND RESTATED  
DECLARATION OF CONDOMINIUM FOR THE PONCE CONDOMINIUM**

This Fourth Amendment to Amended and Restated Declaration of Condominium for The Ponce Condominium ("Fourth Amendment") is entered into this 29th day of February, 2000 by and between THE PONCE CONDOMINIUM ASSOCIATION, INC., a Georgia nonprofit corporation (the "Association") and BECKY J. CRONISTER and JAMES M. RICHBOURG (together, "Owners");

**WITNESSETH**

WHEREAS, the Association is the "Association" as defined in that certain Amended and Restated Declaration of Condominium for The Ponce Condominium recorded at Deed Book 20127, page 01, Fulton County, Georgia records, as amended by First Amendment recorded at Deed Book 20867, page 308, aforesaid records, by Second Amendment recorded at Deed Book 21058, page 97, aforesaid records, and by Third Amendment recorded at Deed Book 21971, page 150, aforesaid records, as amended, the "Declaration");

WHEREAS, Owner owns two (2) separate Residential Units in the Property, being Residential Units 200 and 204;

WHEREAS, pursuant to paragraph 15 (b) (ii) of the Declaration and O.C.G.A. § 44-3-91, the Owner wishes to reconfigure the two (2) Residential Units it owns in the Property, by amending the






Executed under the hands and seals of the undersigned on the date first above written.


Signed, sealed and delivered  
this 31 day of August, 1999,  
in the presence of:

  
Unofficial Witness

  
Notary Public  
My Commission Expires Feb. 23, 2002  
[Affix Notarial Seal]


Signed, sealed and delivered  
this 31 day of August, 1999,  
in the presence of:

in the presence of:



\_\_\_\_\_  
Unofficial Witness

Unofficial Witness



Notary Public

My Commission Expires: **NOTARY PUBLIC**  
**GEORGIA**  
**FEB. 21, 2002**

[Affix Notarial Seal]

**DRAKE COUNTY**

**ASSOCIATION:**

THE PONCE CONDOMINIUM  
ASSOCIATION, INC.

By: Keski & Vong (Seal)  
Chairman

By: [Signature] (Seal)  
Secretary

Corporate Seal

A circular stamp with the words "CORP" and "SEAL" stacked vertically in a bold, sans-serif font. The stamp is slightly faded and has a rough, ink-like texture.

**OWNERS:**

By: Becky J. Cronister (Seal)  
Becky J. Cronister

By: James M. Richbourg (Seal)  
James M. Richbourg

[SEE ATTACHED CONSENT]

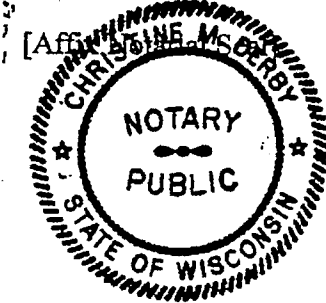
The undersigned, being the holder of a Security Deed from Becky J. Cronister and James M. Richbourg secured by Unit 200 described above, which Security Deed is recorded at Deed Book 26963, page 221, Fulton County, Georgia records, does hereby consent, pursuant to O.C.G.A. § 44-3-91 (b), to the re-configuration and enlargement of Unit 200 as described above.

Signed, sealed and delivered  
this <sup>Sept</sup> 14 day of August, 1999,  
in the presence of:

Mulle Reed  
Unofficial Witness

Christine M. Reedy  
Notary Public

My Commission Expires: November 3, 2002



FLEET MORTGAGE CORP.

By: Joan Weerts

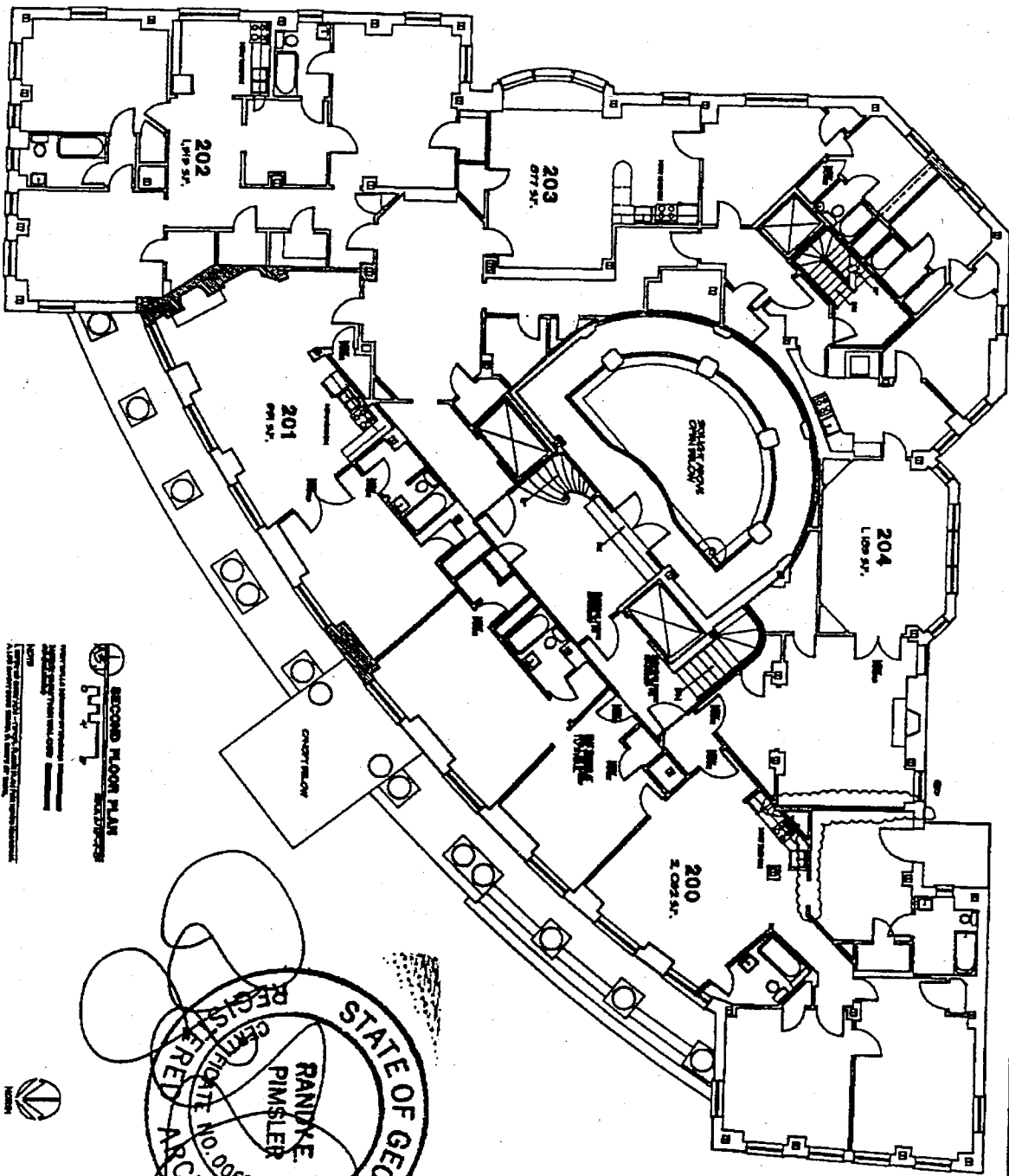
Title: Joan Weerts  
Vice President  
[Corporate Seal]



Exhibit

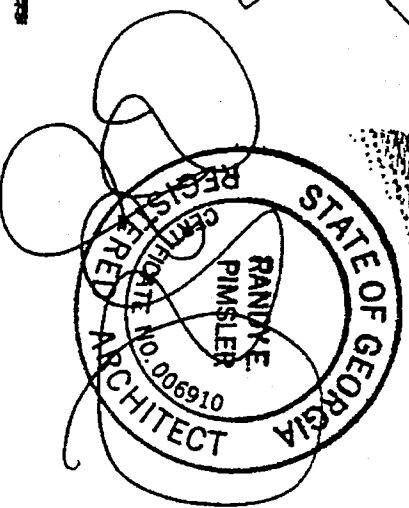
"A"

Deed Book 28650 Pg 124  
Juanita Hicks  
Clerk of Superior Court  
Fulton County, Georgia



SECOND FLOOR PLAN  
WALLS  
DOORS  
STAIRS  
ELEVATORS  
RESTROOMS  
CHART ROOM

NOTES:  
1. ALL ROOMS ARE TO BE FINISHED TO THE SAME STANDARD AS THE FIRST FLOOR.  
2. ALL ROOMS ARE TO BE FINISHED TO THE SAME STANDARD AS THE FIRST FLOOR.  
3. ALL ROOMS ARE TO BE FINISHED TO THE SAME STANDARD AS THE FIRST FLOOR.



A3.1

SECOND FLOOR PLAN  
(FINISHED)

THE PONCE  
CONDORINIUM  
75 PONCE DE LEON AVENUE  
ATLANTA GEORGIA

PIMSLER • HOSS • ARCHITECTS  
RANDY E. PIMSLER, AIA  
D. ALLEN HOSS, AIA  
201 N. WILSON AVENUE, SUITE 100  
ATLANTA, GEORGIA 30309  
404-525-1517  
404-525-4575 (FAX)