

STATE OF GEORGIA
COUNTY OF COBB

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
VALENCIA HILLS I

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FILED AND RECORDED
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COURT CLERK

WHEREAS, Southeastern Condominiums, Inc., a Georgia corporation, formerly known as CPL Condominium Enterprises, Inc., filed a Declaration of Covenants, Conditions and Restrictions for Valencia Hills I (said Declaration, as lawfully amended prior to this Amendment, is hereinafter referred to as the "Declaration"), dated March 14, 1974 and recorded in Deed Book 1509, Page 215 et seq., Cobb County, Georgia Records; and

WHEREAS, the Declaration includes eight amendments recorded as follows:

In Deed Book 1511, Page 670, Deed Book 1513, Page 20, Deed Book 1513, Page 203, Deed Book 1530, Page 576, Deed Book 1536, Page 172, Deed Book 1858, page 176, Deed Book 1919, Page 648 and Deed Book 2038, Page 98, all of Cobb County Georgia Records; and

WHEREAS, the amendment last referenced above substituted in its entirety a restated Declaration of Covenants, Conditions and Restrictions of Valencia Hills I, Article 11 of which allows for amendment thereto upon the affirmative votes of members of Valencia Hills Condominium Association, Inc. (the "Association") holding at least two-thirds (2/3) of the votes in the Association; and

WHEREAS, said Amendment also included the initial By-Laws (the "By-laws") of the Association, which likewise may be amended upon the affirmative vote of members of the Association holding at least two-thirds (2/3) of the votes in the Association; and

WHEREAS, the Association desires to amend the Declaration, for the purpose of amending the provisions of the By-Laws thereof regarding notice; and

WHEREAS, this Amendment has been approved as provided in the Declaration:

NOW THEREFORE, pursuant to and in accordance with Article 11 of the Declaration and Article IX, Section 9 of the By-Laws, as evidenced by the Secretary's Certificate attached hereto as Exhibit "A" and incorporated by reference herein, the Declaration and the By-Laws have been, and hereby are, amended as follows:

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1.

By amending Article IX, Section (1) of the By-Laws to read as follows:

Section 1. Notices

Unless otherwise provided in these By-Laws all notices, bills, statements or other communications under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent by first class mail, postage prepaid; provided, however, that any demand, notice of infraction and notice of infraction hearing shall be deemed to have been duly given if delivered personally or if sent by registered or certified mail, return receipt requested, postage paid.

(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

(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.

2.

Except as otherwise expressly provided herein, all provisions, terms and conditions of the Declaration and By-Laws shall remain unchanged and shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned signifies under seal that this Amendment to the Declaration and to the By-Laws of the Association, was duly adopted on and as of the 16th day of November, 1992.

(SIGNATURE BLOCK CONTAINED ON NEXT PAGE)

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Sworn to and subscribed before
me this 16 day of November,
1992.

[Signature]
Witness

VALENCIA HILLS CONDOMINIUM
ASSOCIATION, INC.

By: [Signature]
Elizabeth Nibeck, President

Attest: [Signature]
Brenda Arnold, Secretary

[Signature]
Notary Public State of Georgia

Notary Public
My Comm. Expires



(Corporate Seal)

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