

POA benefits

Original Declaration of Covenants, Conditions and Restrictions for Cameron Glen was recorded on November 22, 1995.

This amendment updates these originals

Section 4.02. ASSESSMENTS

d. The Board shall provide the budget to the Owners at least 30 days before the due date of such assessment or the first installment thereof.

Currently only 20 days notice prior to annual meeting. Budget included in meeting notice.

Section 4.02. ASSESSMENTS

g. The Capital Contribution Assessment shall be in an amount up to the annual assessment on the Lot in effect at the time of the closing when the Capital Contribution Assessment is due as determined by the Board.

Currently, can only charge \$400 fee

h. any Person who acquires a Lot at a foreclosure sale of the mortgage on such Lot, or by deed in lieu of foreclosure, will be required to pay the Association a Foreclosure Administrative Fee in an amount up to the annual assessment at the time the foreclosure deed or deed in lieu of foreclosure is recorded in the Cobb County, Georgia records.

The Foreclosure Administrative Fee shall constitute a specific assessment against such Lot, a continuing lien against such Lot, and a personal obligation of the Owner of such Lot.

The Foreclosure Administration Fee is in addition to the Capital Contribution Assessment referenced in Section 2(g) above.

Additional fee for foreclosures sales

Section 9.02. Amendment

Except where a higher vote is required for action under any other provisions of this Declaration, the Bylaws or by the Act, this Declaration may be amended with the approval of Owners holding 66-2/3% of the total eligible Association vote via ballot, written consent, at a meeting or via electronic means.

Lower threshold for approving changes

12.05. Notices.

a) Method of Giving Notices.

Will be able to use email for official notifications. (Saving over \$300 every year in mailing costs for the Annual Meeting and any other notifications that must now be sent by USPS.)

There will be no additional fees to cover common areas. The Annual Assessment covers these areas. The only additional fees could be a Special Assessment in the event of a catastrophic event. (This Board has maintained a healthy balance in the Reserve Fund, so that is VERY unlikely.)

The ACC rules currently in place will continue to be used to regulate rentals and owners' properties.