

POA Update

Many of the HOA's core responsibilities (dues, rules, architectural standards) remain the same. However, this amendment formally places the community under the Georgia Property Owners' Association Act, which clarifies, strengthens, and modernizes how the Association operates under Georgia law.

These updates are largely structural and legal in nature and do not change the day-to-day expectations for homeowners.

Key Changes:

- We are now a Property Owners' Association (POA) under Georgia law (*see Article III, Section 3.01*)
- Reduces amendment approval threshold from 75% to 66-²/₃% (*see Article IX, Section 9.02*)
- Allows for modern communication methods, including email and website notices (*see Article XII, Section 12.05*)
- Establishes a more formal enforcement framework, providing clearer processes and stronger legal backing (*see Article VIII*)
- Updates the capital contribution fee from \$400 to up to the amount of the annual assessment (applies at time of home sale) (*see Article IV, Section 4.02(g)*)
- Introduces a new administrative fee related to property foreclosures (*see Article IV, Section 4.02(h)*)
- Extends budget notice timing from 20 days to 30 days (*see Article IV, Section 4.02(d)*)

Leasing Update

This is a net-new amendment to the covenants, limiting the number of homes that may be leased at any given time to 16.

Key Changes:

- Requires homeowners to obtain Board approval before leasing their property (*see Declaration, Section 11.02(d)*)
- Establishes a leasing cap and waitlist if the maximum number of leased homes has been reached (*see Declaration, Section 11.02(d)*)
- "Grandfathers" certain current leases or owners already leasing at the time the amendment was adopted (subject to specific conditions) (*see Declaration, Section 11.02(b)*)
- Allows for Hardship Leasing Permits for extenuating circumstances, which don't count towards the cap (*see Declaration, Section 11.02(e)*)
- Prohibits short term leasing and sets the initial term length at 1 year (*see Section 11.02(h-i)*)
- Sets a Lease Administration Fee in the amount up to the annual assessment (*see Section 11.02(i)*)