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EXHIBIT "E"

BY-LAWS

OF

LEGACY PARK COMMUNITY ASSOCIATION, INC.

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BY-LAWS
OF
LEGACY PARK COMMUNITY ASSOCIATION, INC.

Article I
Name, Principal Office, and Definitions

1.1 Name. The name of the Association shall be Legacy Park Community Association, Inc. (the “Association”).

1.2 Principal Office. The principal office of the Association in the State of Georgia shall be located in Cobb County. The Association may have such other offices, either within or outside the State of Georgia, as the Board of Directors may determine or as the affairs of the Association may require.

1.3 Definitions. The words used in these By-Laws shall be given their normal, commonly understood definitions. Capitalized terms shall have the same meaning as set forth in that Declaration of Covenants, Conditions, and Restrictions for Legacy park (said Declaration, as amended, renewed, or extended from time to time, is hereinafter sometimes referred to as the “Declaration”), unless the context shall otherwise require.

Article II
Association: Membership, Meetings, Quorum, Voting, Proxies

2.1 Membership. The Association shall have two classes of membership, Class “A”, Class “B”, as more fully set forth in the Declaration, the terms of which pertaining to membership are specifically incorporated herein by reference.

2.2 Place of Meetings. Meeting of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Members as may be designated by the Board either within the Properties or as convenient thereto as possible and practical.

2.3 Annual Meetings. The first meeting of the Association, whether a regular or special meeting, shall be held within one year form the date of incorporation of the Association. Subsequent regular annual meetings shall be set by the Board so as to occur no later than 60 days after the close of the Association’s fiscal year on a date and at a time set by the Board.

2.4 Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call a special meeting of the Association if so directed by resolution of the Board or upon a petition signed by members representing at least 10% of the total Class “A” votes of the Association.

2.5 Notice of Meetings. The Secretary of the Association shall provide written notice stating the place, day, and hour of any meeting of the Members, either personally or by mail, to each member entitled to vote at such meeting, not less than ten nor more than 60 days before the date of such meeting.

In the case of a special meeting or when required by statute or these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business shall be transacted at a special meeting except as stated in the notice.

If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Member at his address as it appears on the records of the Association, with postage thereon prepaid.

2.6 Waiver of Notice. Waiver of notice of a meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the members, either before or after such meeting. Attendance at any meeting by a Member shall be deemed waiver by such Member of notice of the time, date, and place thereof, unless such member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted unless an objection on the basis of lack of proper notice is raised before the business is put to a vote.

2.7 Adjournment of Meetings. If any meeting of the Association cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, either in person or by alternate, may adjourn the meeting to a time not less than five nor more than 30 days from the time the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

2.8 Voting. The voting rights of the Members shall be as set forth in the Declaration, and such voting rights provisions are specifically incorporated herein.

2.9 Proxies. At all meetings of Members, each member may vote in person, by mail-in ballot, or by proxy. All proxies shall be in writing, dated, and filed with the Secretary before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his or her Unit, or upon receipt of notice by the Secretary of the death or judicially declared incompetence of a member, or of written revocation, or upon the expiration of 11 months from the date of the proxy.

2.10 Majority. As used in these By-Laws, the term "majority" shall mean those votes, owners, or other group as the context may indicate totaling more than 50% of the total number.

2.11 Quorum. Except as otherwise provided in these By-Laws or in the Declaration, the presence in person, by mail-in ballot, or by proxy of Members representing 10% of the total vote of the Association shall constitute a quorum at all meetings of the Association.

2.12 Conduct of Meetings. The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted at the meeting, as well as a record of all transactions occurring at the meeting.

2.13 Action without a Meeting. Any action required by law to be taken at a meeting of the Members, or any action which may be taken at a meeting of the Members, may be taken without a meeting if written consents setting forth the action so taken are signed by Members holding the voting power required to pass such action and such action is consented to by the Declarant if required. Each signed consent shall be delivered to the Association and shall be included in the minutes of the meetings of members filed in the permanent records of the Association.

2.14 Action by Written Ballot. Any action to be taken by at any annual, regular or special meeting of members may be taken without a meeting if approved by written ballot as provided herein. The Association shall deliver a written ballot to each member entitled to vote on the matter. The written ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action. Approval by written ballot of an action shall only be valid when the number of votes cast by ballot equals or exceeds the quorum required to be present at a meeting held to authorize such action and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot. All solicitations for votes by written ballot shall indicate the number of responses needed to meet the quorum requirements, shall state the percentage of approvals necessary to approve each matter other than election of directors, and shall specify the time by which a ballot must be received by the Association in order to be counted. A timely written ballot received by the Association may not be revoked without the consent to the Board of Directors. The results of each action by written ballot shall be certified by the Secretary of the association and shall be included in the minutes of meetings of members filed in the permanent records of the Association.

Article III

Board of Directors: Number, Powers, Meetings

A. Composition and Selection.

3.1 Governing Body: Composition. The affairs of the Association shall be governed by a Board of Directors, each of whom shall have one vote. Except with respect to directors appointed by the Class "B" Member, the directors shall be Members or spouses of such Members and shall reside in Legacy Park; provided, however, no person and his or her spouse may serve on the Board at the same time.

3.2 Directors during Class "B" Control Period. Subject to the provisions of Section 3.5, the directors shall be selected by the Class "B" Member acting in its sole discretion and shall serve at the pleasure of the Class "B" Member until the first to occur of the following:

(a) when 75% of the Units permitted by the Master Plans for the property described on Exhibits "A" and "B" of the Declaration have certificates of occupancy issued thereon and have been conveyed to Persons other than the Declarant or Builders;

(a) December 31, 2008; or

(c) when, in its discretion, the Class “B” Member voluntarily relinquishes such control by a written instrument.

3.3 Number of Directors. The number of directors in the Association shall be not less than three nor more than seven, as provided in Section 3.5. The initial Board shall consist of three members and shall be appointed by the Class “B” Member.

3.4 Nomination of Directors. Except with respect to directors selected by the Class “B” Member, nominations for election to the Board of Directors shall be nominated from the floor or made by a Nominating Committee, if established by the Board. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes.

3.5 Election and Term of Office. Notwithstanding any other provision contained herein:

(a) Within 30 days after the time Class “A” Members, other than the Declarant or a Builder, own 700 Units, or whenever the Class “B” Member earlier determines, the Board shall be increased to five directors. The Association shall call a special meeting at which the Class “A” Members shall elect two of the five directors. The remaining three directors shall be appointees of the Class “B” member. The directors elected by the Class “A” Members shall not be subject to removal by the Class “B” Member acting alone and shall be elected for a term of two years or until the happening of the event described in subsection (b) below, whichever is shorter. If such directors’ terms expire prior to the happening of the event described in subsection (b) below, successors shall be elected for a like term.

(b) Within 30 days after termination of the Class “B” control Period, the Association shall call a special meeting at which the Class “A” Members shall elect three of the five directors. The remaining two directors shall be appointees of the Class “B” Member. The directors elected by the Members shall not be subject to removal by the Class “B” Member acting alone and shall serve until the first annual meeting following the termination of the Class “B”: Control Period. If such annual meeting occurs within 30 days after termination of the Class “B”: Control Period, this subsection shall not apply, and directors shall be elected in accordance with the subsection (c) below.

(c) At the first annual meeting of the membership after the termination of the Class “B”: control Period, directors shall be elected as follows: Three directors shall be elected for a term of two years and two directors shall be elected for a term of one year. At the expiration of the initial term of office of each member of the Board of Directors and at each annual meeting thereafter, a successor shall be elected to serve for a term of two years.

Each Member shall be entitled to cast one vote with respect to each vacancy to be filled from each slate on which such Member is entitled to vote. There shall be no cumulative voting. The candidate(s) receiving the most votes shall be elected. The directors elected by the

Members shall hold office until their respective successors have been elected by the Association. Directors may be elected to serve any number of consecutive terms.

3.6 Removal of Directors and Vacancies. Any director elected by the Members may be removed, with or without cause, by the vote of Members holding a majority of the votes entitled to be cast for the election of such director. Any director whose removal is sought shall be given notice prior to any meeting called for that purpose. A director who was elected at large solely by the votes of Members other than the Declarant may be removed from office prior to the expiration of his or her term only by the votes of a majority of Members other than the Declarant. Upon removal of a director, a successor shall then and there be elected by the Members entitled to elect the director so removed to fill the vacancy for the remainder of the term of such director.

Any director elected by the who has three consecutive unexcused absences from Board meetings or who is delinquent in payment of any assessment or other charge due the Association for more than 30 days may be removed by a majority of the directors present at a regular or special meeting at which a quorum is present, and a successor may be appointed by the Board to fill the vacancy for the remainder of the term. In the event of the death, disability, or resignation of a director, a vacancy may be declared by the Board, and it may appoint a successor. Any director appointed by the Board shall serve for the remainder of the term of such director.

B. Meetings.

3.7 Organizational Meetings. The first meeting of the Board following each annual meeting of the membership shall be held within 10 days thereafter at such time and place as shall be fixed by the Board.

3.8 Regular Meetings. Regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the directors, but at least four such meetings shall be held during each fiscal year with at least one per quarter. Notice of the time and place of the meeting shall be communicated to directors not less than four days prior to the meeting; provided, however, notice of a meeting need not be given to any director who has signed a waiver of notice or a written consent to holding of the meeting.

3.9 Special Meetings. Special meetings of the Board shall be held when called by written notice signed by the President of the Association or by a majority of the directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each director by one of the following methods: (a) by personal delivery; (b) written notice by first class mail, postage prepaid; (c) by telephone communication, either directly to the director or to a person at the director's office or home who would reasonably be expected to communicate such notice promptly to the director; or (d) by telegram, charges prepaid. All such notices shall be given at the director's telephone number or sent to the director's address as shown on the records of the Association. Notices sent by first class mail shall be deposited into a United States mailbox at least four days before the time set for the meeting. Notices given by personal delivery, telephone, or telegraph shall be delivered,

telephoned, or given to the telegraph company at least 72 hours before the time set for the meeting.

3.10 Waiver of Notice. The transactions of any meeting of the Board, however called and noticed or wherever held, shall be as valid as through taken at a meeting duly held after regular call and notice if (a) a quorum is present, and (b) either before or after the meeting each of the directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. Notice of a meeting shall also be deemed given to any director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

3.11 Quorum of Board of Directors. At all meetings of the Board, a majority of the directors shall constitute a quorum for the transaction of business, and the votes of a majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of directors, if any action taken is approved by at least majority of the required quorum for that meeting. If any meeting of the Board cannot be held because a quorum is not present, a majority of the directors who are present at such meeting may adjourn the meeting to a time not less than five nor more than 30 days from the date the original meeting was called. At the reconvened meeting, if a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

3.12 Compensation. No director shall receive any compensation from the Association for acting as such unless approved by members representing a majority of the total Class "A" vote of the Association at a regular or special meeting of the Association; provided any director may be reimbursed for expenses incurred on behalf of the Association upon approval of a majority of the other directors.

3.13 Conduct of Meetings. The President shall preside over all meetings of the board, and the Secretary shall keep a minute book of meetings of the Board, recording therein all resolutions adopted by the board and all transactions and proceedings occurring at such meetings.

3.14 Open Meetings. With the exception of meetings conducted pursuant to Section 3.16, all meetings of the Board shall be open to all Members, but Members other than directors may not participate in any discussion or deliberation unless permission to speak is requested on his or her behalf by a director. In such case, the President may limit the time any Member may speak. Notwithstanding the above, the President may adjourn any meeting of the board of Directors and reconvene in executive session, excluding Members, to discuss matters of a sensitive nature, such as pending or threatened litigation, personnel matters, etc.

3.15 Action without a Formal Meeting. Any action to be taken at a meeting of the directors may be taken without a meeting if a consent in writing, setting forth the action so

taken, shall be signed by all of the directors, and such consent shall have the same force and effect as a unanimous vote.

3.16 Telephonic Participation. One or more directors may participate in and vote during any regular or special meeting of the Board by telephone conference call or similar communication equipment by means of which all Persons participating in the meeting can hear each other at the same time, and those directors so participating shall be deemed present at such meeting. Any such meeting at which a quorum participates shall constitute a regular meeting of the Board.

C. Powers and Duties.

3.17 Powers. The Board shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do or cause to be done all acts and things as are not by the Declaration, Articles, or these By-Laws directed to be done and exercised exclusively by the Members generally.

The Board shall delegate to one of its members the authority to act on behalf of the Board of Directors on all matters relating to the duties of the managing agent or manager, if any, which might arise between meetings of the Board of Directors.

In addition to the duties imposed by these By-Laws or by any resolution of the Association that may thereafter be adopted, the Board shall have the power to establish policies relating to, and shall be responsible for performing or causing to be performed, the following, in way of explanation, but not limitation:

(a) preparation and adoption, in accordance with Article X of the Declaration, of annual budgets in which there shall be established the contribution of each Owner to the Common Expenses and Neighborhood Expenses;

(b) making assessments to defray the Common Expenses and Neighborhood Expenses, establishing the means and methods of collecting such assessments, and establishing the period of the installment payments of the annual assessment; provided, unless otherwise determined by the Board, the annual assessment for each Unit's proportionate share of the Common Expenses shall be payable in advance on the first day of each fiscal year;

(c) providing for the operation, care, upkeep, and maintenance of all the Area of Common Responsibility;

(d) designating, hiring, and dismissing the personnel necessary for the operation of the Association and the maintenance, operation, repair and replacement its property and the Area of Common Responsibility and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and materials to be used by such personnel in the performance of their duties;

(e) collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to operate the Association; provided, any reserve fund may be deposited, in the directors' best business judgment, in depositories other than banks;

(a) making and amending rules and regulations;

(b) opening of bank accounts on behalf of the Association and designating the signatories required;

(c) making or contracting for the making of repairs, additions, and improvements to or alterations of the Common Area in accordance with the other provisions of the Declaration and these By-Laws after damage or destruction by fire or other casualty;

(d) enforcing by legal means the provisions of the Declaration, these By-Laws, and the rules and regulations adopted by it and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association;

(e) obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof;

(f) paying the cost of all services rendered to the Association or its Members and not chargeable directly to specific Owners;

(g) keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred;

(h) making available to any prospective purchaser of a Unit, any Owner of a Unit, any first Mortgagee, and the holders, insurers and guarantors of a first Mortgage on any Unit, current copies of the Declaration, the Articles of Incorporation, the By-Laws, rules governing the Unit and all other books, records, and financial statements of the Association;

(i) permitting utility suppliers to use portions of the Common Area reasonably necessary to the ongoing development or operation of the Properties;

(j) cooperation with the parties is subject to the Covenant to Share Costs and carry out the functions of the Association under same; and

(k) indemnifying a director, officer or committee member, or former director, officer or committee member of the Association to the extent such indemnity is permitted by Georgia law, the Articles, or the Declaration.

3.18 Management. The Board of Directors may employ for the Association a professional management agent or agents at a compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize. The Declarant or an affiliate of the

management agreement shall be subject to termination by either party, without cause and without penalty, upon 90 days written notice.

3.19 Accounts and Reports. The following management standards of performance will be followed unless the Board by resolution specifically determines otherwise:

(a) accrual accounting, as defined by generally accepted accounting principles, shall be employed;

(b) accounting and controls should conform to generally accepted accounting principles;

(c) cash accounts of the Association shall not be commingled with any other accounts;

(d) no remuneration shall be accepted by the managing agent from vendors, independent contractors, or others providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; any thing of value received shall benefit the Association;

(e) any financial or other interest which the managing agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board of Directors;

(f) commencing at the end of the month in which the first Unit is sold and closed, financial reports shall be prepared for the Association at least quarterly containing:

(i) an income statement reflecting all income and expense activity for the preceding period on an accrual basis;

(ii) a statement reflecting all cash receipts and disbursements for the preceding period;

(iii) a variance report reflecting the status of all accounts in an "actual" versus "approved" budget format;

(iv) a balance sheet as of the last day of the preceding period; and

(v) a delinquency report listing all Owners who are delinquent in paying any assessments at the time of the report and describing the status of any action to collect such assessments which remain delinquent (Any assessment or installment thereof shall be considered to be delinquent on the 15th day following the due date unless otherwise specified by resolution of the board of Directors); and

(g) an annual report consisting of at least the following shall be distributed to all Members within 120 days after the close of the fiscal year: (1) a balance sheet; (2) an operating (income) statement; and (3) a report referred to above

3.20 Borrowing. The Association, acting through the Board of Directors, shall have the power to borrow money for the purpose of maintenance, repair or restoration of the Area of Common Responsibility without the approval of the Members of the Association. The Board shall also have the power to borrow money for other purpose; provided, the Board shall obtain Member approval in the same manner provided in Section 10.6 of the Declaration for special assessments in the event that the propose borrowing is for the purpose of modifying, improving or adding amenities and the total amount of such borrowing exceeds or would exceed 5% of the budgeted gross expenses of the Association for that fiscal year. Notwithstanding anything to the contrary contained in the Declaration, these By-Laws, or the Articles of Incorporation, during the class "B: Control Period, no Mortgage lien shall be placed on any portion of the Common Area without the affirmative vote or written consent, or any combination thereof, of Members representing at least 51% of the Members other than the Declarant.

3.21 Rights of the Association. With respect to the Area of Common Responsibility, and in accordance with the Articles of Incorporation and the Declaration, the Association shall have the right to contract with any person for the performance of various duties and functions. Without limiting the foregoing, this right shall entitle the Association to enter into common management, operational, or other agreements with trusts, condominiums, cooperatives, or Neighborhood and other owners or residents association, both within and without the Properties. Such agreements shall require the consent of a majority of the total number of directors of the Association.

The Association shall not be bound , either directly or indirectly, by any contract, lease, or other agreement(including any management contract) executed during the Class "B" Control Period unless such contract, lease or other agreement contains a right of termination exercisable by either party without penalty at any time, with or without cause, upon not more than 90 days notice to the other party.

3.22 Enforcement. The Board shall have the power to impose reasonable fines, which shall constitute a lien upon the property of the responsible Owner, and to suspend an Owner's right to vote or any person's right to use the Common Area for violation of any duty imposed under the Declaration, these By-Laws, or any rules and regulations duly adopted hereunder; provided, however, nothing herein shall authorize the Association or the Board of Directors to limit ingress and egress to or from a Unit. In the event that any occupant, guest or invitee of a Unit violates the Declaration, By-Laws, or a rule or regulation and a fine is imposed, the fine shall first be assessed against the occupant; provided, however, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, By-Laws, or any rule or regulation shall not be deemed a waiver of the right of the Board to do so thereafter.

(a) Notice. Prior to imposition of any sanction hereunder, the Board or its delegate shall serve the alleged violator with written notice describing (i) the nature of the alleged violation, (ii) the proposed sanction to be imposed, (iii) a period of not less than 10 days within which the alleged violator may present a written request to the Covenants Committee, if any, or Board for a hearing; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is not made, the sanction stated in the notice shall be imposed.

(b) Hearing. If a hearing is requested within the allotted ten day period, the hearing shall be held in executive session affording the alleged violator a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, Director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, in any, imposed. The Board or the Covenants Committee may, but shall not be obligated to, suspend any proposed sanction if the violation is cured within the 10 day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any Person.

(c) Appeal. Following a hearing before the Covenants Committee, the violator shall have the right to appeal the decision to the Board. TO perfect this right, a written notice of appeal must be received by the manager, President, or Secretary of the Association within 30 days after the gearing date.

(d) Additional Enforcement Rights. Notwithstanding anything to the contrary herein contained, the Association, acting through the Board, may elect to enforce any provision of the declaration, these By-Laws, or the rules and regulations of the Association by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations) or, following compliance with the procedures set for the in Article XVI of the Declaration, if applicable by suite at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the procedure set for the above. In any such action, to the maximum extent permissible, the Owner or occupant responsible for the violation of which abatement is sought shall pay all costs, including reasonable attorney's fees actually incurred.

Article IV **Officers**

4.1 Officers. The officers of the Association shall be a President, Vice President, Secretary, and Treasurer, to be elected from among the members of the Board. The Board may appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board.

4.2 Election, Term of Office and Vacancies. The officers of the Association shall be elected annually by the Board at the first meeting of the Board of Directors following each annual meeting of the Members. A vacancy in any office arising because of death, resignation, removal, or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

4.3 Removal. Any officer may be removed by the board whenever in its judgment the best interests of the Association will be served thereby.

4.4 Powers and Duties. The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, conferred or imposed by the Board. The President

shall be the chief executive officer of the Association. The Treasurer shall have primary responsibility for the preparation of the budget as provided for in the Declaration and may delegate all or part of the preparation and notification duties to a finance committee, management agent, or both.

4.5 Resignation. Any officer may resign at any time by giving written notice to the Board, the President, or the secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

4.6 Agreements, Contract, Deeds, Leases, Checks, Etc. All agreements, contracts, deeds, leases, checks, and other instruments of the Association shall be executed by at least two officers unless otherwise determined by resolution of the Board.

4.7 Compensation. Compensation of officers shall be subject to the same limitations as a compensation of directors under Section 3.12.

Article V **Committees**

5.1 General. Committees are hereby authorized to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. Each committee shall operate in accordance with the terms of the resolution of the Board designating the committee or with rules adopted by the Board. Committee member need not be Board Members except to the extent required under Georgia Law.

5.2 Covenants Committee. In addition to any other committees which may be established by the Board pursuant to Section 5.1, the board may appoint a Covenants Committee consisting of at least three and no more than seven members. Acting in accordance with the provisions of the Declaration, these By-Laws, and resolutions the Board may adopt, the Covenants Committee, if established shall be the hearing tribunal of the Association and shall conduct all hearings held pursuant to Section 3.22.

5.3 Neighborhood Committees. In addition to any other committees appointed as provided above, any Neighborhood which has no formal organization structure or association may elect a Neighborhood Committee to determine the nature and extent of services, if any, to be provided to the Neighborhood by the Association. Such services shall be in addition to those which the Association is obligated to provide pursuant to any applicable Supplemental Declaration and those provided to all Members of the Association in accordance with the Declaration. Special services requested by the Neighborhood shall have the approval of owners representing at least 51% of the total votes in the Neighborhood. A Neighborhood Committee may advise the Board on any other issue, but shall not have the authority to bind the Board.

Neighborhood Committees, if elected, shall consist of three to five members, as specified in a written petition submitted to the Board. The petition, requesting that the Board call for the election of a

Neighborhood Committee, shall be signed by Owners of at least 10% of the Units within the petitioning Neighborhood.

Election of a Neighborhood Committee may be held by mail-in ballot sent out by the Board for the initial election and after the initial election by the Neighborhood Committee. Each Owner shall have the number of votes assigned to his Unit(s) in the Declaration. The candidates receiving the greatest number of votes shall be elected. Committee members shall be elected for a term of one year and until their successors are elected. Any director elected to the Board from a Neighborhood shall be an ex officio member of the Committee.

The Owners of Units within the Neighborhood holding at least 51% of the total votes of Units in the Neighborhood shall constitute a quorum at any meeting of the Neighborhood. In the conduct of its duties and responsibilities, each Neighborhood Committee shall abide by the procedures and requirements applicable to the Board of Directors set forth in Sections 3.7, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.14, and 3.15; provided, however, the term "Member" shall refer to the Owners of Units within the Neighborhood. Each Neighborhood Committee shall elect a chairman from among its members who shall preside at its meetings and who shall be responsible for transmitting any and all communications to and from the Board.

Article VI **Miscellaneous**

6.1 Fiscal Year. The fiscal year of the Association shall be set by resolution of the Board. In the absence of a resolution, the fiscal year shall be the calendar year.

6.2 Parliamentary Rules. Except as may be modified by Board resolution, Robert's Rules of Order (current edition) shall govern the conduct of Association proceedings when not in conflict with Georgia Law, the Articles of Incorporation, the Declaration or these By-Laws.

6.3 Conflicts. If there are conflicts between the provisions of Georgia law, the Articles of Incorporation, the Declaration, and these By-Laws, the provision of Georgia law, the Declaration, the Articles of Incorporation, and the By-Laws (in that order) shall prevail.

6.4 Book and Records.

(a) Inspection by Members and Mortgagees. The Declaration, By-Laws, and Articles of Incorporation, any amendments to the foregoing, the rules and regulations of the Association, the membership register, books of account, and the minutes of meetings of the Members, the Board, and committees shall be made available for inspection and copying by any holder, insurer or guarantor of a first Mortgage on a Unit, Member of the Association, or by the duly appointed representative of any of the foregoing at any reasonable time and for a purpose reasonably related to his or her interest in the Unit at the office of the Association or at such other place within the Properties as the Board shall prescribe.

(b) Rules for Inspection. The Board shall establish reasonable rules with respect to:
(i) notice to be given to the custodian of the records;

- (ii) hours and days of the week when such an inspection may be made; and
- (ii) payment of the cost of reproducing copies of documents requested.

(c) Inspection by Directors. Every director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extracts and a copy of relevant documents at the expense of the Association.

6.5 Notices. Unless otherwise provided in these By-Laws, all notices, demands, 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 United States Mail, first class postage prepaid;

(a) if to a Member, at the address which the Member 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 Member; 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 notice in writing to the Members pursuant to this Section.

6.6 Amendment.

(a) By Declarant. The Declarant may unilaterally amend these By-Laws at any time and from time to time if such amendments is (i) necessary to bring any provision hereof into compliance with any applicable governmental statutes, rule or regulation, or judicial determination; (ii) necessary to enable any reputable title insurance company to issue title insurance coverage on the Units; (iii) required by an institutional or governmental lender or purchaser of mortgage loans, including , for example, the Federal National Mortgage Association or Federal Home Loans Mortgage Corporation, to enable such lender or purchaser to make or purchase mortgage loans on the Units; or (iv) necessary to enable any governmental agency or reputable private insurance company to guarantee or insure mortgage loans on the Units; provided, however, any such amendment shall not adversely affect the title to any Unit unless the Owner shall consent thereto in writing. So long as it still owns property described in Exhibits "A" or "B" of the Declaration for development as part of the Properties, the Declarant may unilaterally amend development as part of the Properties, the Declarant may unilaterally amend these By-Laws for any other purpose, provided the amendment has no material adverse effect upon any right of any Owner.

As long as there is a Class "B" membership, and the Federal Housing Administration ("FHA") or the U.S. Department of Veterans Affairs (VA") is insuring or guaranteeing the mortgage on any Unit, FHA and/or VA may veto any proposed amendments to these By-Laws.

(b) By Owners. Except as otherwise specifically provided herein, these By-Laws may be amended by the affirmative vote or written consent, or any combination thereof, of 67% of the total

Class "A" votes in the Association, including 67% of the Class votes held by Members other than the Declarant, and the consent of the Class "B" Member, so long as such membership exists. In addition, the approval requirements set forth in Article XIV of the declaration shall be met, if applicable. Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment to be effective must be recorded in the Office of the Clerk of the Superior Court of Cobb County, Georgia.

If an owner consents to any amendment to the Declaration or these By-Laws, it will be conclusively presumed that such Owner has the authority so to consent and no contrary provision in any Mortgage or contract between the Owner and a third party will affect the validity of such amendment.

No amendment may remove, revoke, or modify any right or privilege of Declarant without the written consent of Declarant or the assignee of such right or privilege.

STATE OF GEORGIA
COUNTY OF COBB

CONSENT OF SECURITY DEED HOLDER

The undersigned, Bank South Mortgage, Inc. is the holder of the following (hereinafter, as heretofore and here after amended, referred to collectively as the "Loan Documents"):

(a) Deed to Secure Debt and Security Agreement, dated January 31, 1994, executed by Legacy Park of Georgia, L.P., a Georgia limited partnership, in favor of Bank South Mortgage, Inc., as secured party, filed in aforesaid records.

(b) U.C.C. Financing Statement no. 94-785, between Legacy Park of Georgia, L.P., as debtor, and Bank South Mortgage, Inc., as secured party, filed in aforesaid records.

The undersigned hereby consents to the within and foregoing Declaration of Covenants, Conditions and Restrictions for Legacy Park, subordinates the Loan Documents to said Declaration of Covenants, Conditions and Restrictions for Legacy Park, and agrees that the undersigned shall not terminate said Declaration of Covenants, Conditions and Restrictions for Legacy Park upon foreclosure of the Loan Documents, or any one of them, or upon conveyance of the property encumbers thereby in lieu thereof. This Consent is binding upon the undersigned, its successors and assigns.

WITNESS the hand and seal of the undersigned.

Signed, sealed and delivered
In the presence of:

See original copy for signatures and seal.

STATE OF GEORGIA
COUNTY OF COBB

CONSENT OF SECURITY DEED HOLDER

The undersigned, John F. Wieland is the holder of the following (hereinafter, as heretofore and hereafter amended, referred to collectively as the "Loan Documents"):

(a) Deed to Secure Debt and Security Agreement, dated January 31, 1994, executed by Legacy park of Georgia, L.P., a Georgia Limited partnership, in favor of John F. Wieland, recorded in Deed Book 8007, Page 112, Cobb County, Georgia Records; and

(b) U.C.C. Financing Statement No. 94-786, between Legacy Park of Georgia, L.P., as debtor, and John F. Wieland, as secured party, filed in aforesaid records.

The undersigned thereby consents to the within and foregoing Declaration of Covenants, Conditions and Restrictions for Legacy Park, subordinates the Loan Documents to said Declaration of Covenants, Conditions and Restrictions for Legacy Park, and agrees that the undersigned shall not terminate said Declaration of Covenants, conditions and Restrictions for Legacy Park upon foreclosure of the Loan Documents, or anyone of them, or upon conveyance of the property encumbered thereby in lieu thereof. This Consent is binding upon the undersigned, its successors and assigns.

WITNESS the hand and seal of the undersigned.

SEE ORIGINAL COPY FOR SIGNATURES.

STATE OF GEORGIA
COUNTY OF COBB

Reference : Deed Book 8357
Page 0417

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR LEGACY PARK
AND AMENDMENT TO BYLAWS OF LEGACY PARK COMMUNITY
ASSOCIATION, INC.**

WHEREAS, Legacy Park of Georgia, L.P., a Georgia limited partnership, recorded that certain Declaration of Covenants, Conditions and Restrictions for Legacy park on July 11, 1994, in Deed Book 8357, Page 0417, et. Seq., in the Cobb County, Georgia real property records (hereinafter referred to as the “Declaration”); and

WHEREAS, the Bylaws of Legacy Park Community Association, Inc. (hereinafter referred to as the “Bylaws”) were recorded with the Declaration as Attachment “E” thereto; and

WHEREAS, Article XVII, Section 17.2(b) of the Declaration and Article VI, Section 6.6(b), of the Bylaws provide for amendment of the Declaration and the Bylaws by the affirmative vote, written consent, or any combination of affirmative vote and written consent, of the members of the Association holding sixty seven percent (67%) of the total class “A” votes in the Association, including 67% of the total Class “A” votes held by Members other than the Declarant and the consent of the Declarant, so long as the Declarant has an option to subject additional property to the Declaration pursuant to Article IX, Section 9.1 of the Declaration; and

WHEREAS, the right of the Declarant to submit additional property to the Declaration has expired pursuant to Article IX of the Declaration, and therefore, the consent of the Declarant is not required for passage of this Amendment; and

WHEREAS, Owners of Units in Legacy Park holding at least 67% (67%) of the total class “A” Association vote have approved this Amendment to the Declaration and the Bylaws by a combination of affirmative vote and written consent, thereby satisfying the requirements of the procedure for amendment of the declaration and Bylaws; and

WHEREAS, this Amendment does not alter, modify, change or rescind any right, title, interest or privilege held by any eligible mortgage holder; provided, however, in the event a court of competent jurisdiction determines that this Amendment does alter, modify, change or rescind any right, title, interest or privilege held by any such mortgage holder without such mortgage holder’s consent in writing to this Amendment, then this Amendment shall not be binding on the mortgage holder so involved, unless such mortgage holder consents to this Amendment; and if such consent is not

forthcoming, then the provisions of the Declaration in effect prior to this Amendment shall control with respect to the affected mortgage holder.

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for Legacy Park and the Bylaws of Legacy Park Community Association, Inc., are hereby amended as follows:

1.

Article X, Section 10.11 of the Declaration is hereby amended by deleting that Section in its entirety and replacing it with the following:

10.11 Capitalization of Association. Upon acquisition of record title to a Unit by and Owner thereof other than the Declarant or a Builder, a contribution shall be made by or on behalf of the purchaser to the working capital of the Association in an amount equal to one hundred (100%) percent of the annual Base Assessment per Unit for that year. This amount shall be in addition to, not in lieu of, the annual assessment. This amount shall be deposited into the purchase and sales escrow and other expenses incurred by the Association pursuant to the terms of this Declaration and Bylaws. The fee provided for in this section shall not be applicable to those Owners who sell their Unit within Legacy Park to immediately purchase another Unit within Legacy park as their primary residence.

2.

Article XVII of the Declaration is hereby amended by adding the following Section 17.11 thereto:

17.11 Electronic Records, Notices and Signatures. Notwithstanding any other portion of this Declaration, records, signatures and notices shall not be denied validity or effectiveness hereunder solely on the grounds that they are transmitted, stored, made or presented electronically. The relevant provisions of the Bylaws of Legacy Park Community Association, Inc., shall govern all notices required by this Declaration.

3.

Article I, Section 1.3, Definitions, of the Bylaws is hereby amended by adding the following to the end thereof:

In addition, certain terms used in these Bylaws shall be defined as follows:

- (a) Electronic Record shall mean information created, transmitted, received, or stored by electronic means and retrievable in human perceivable form.
- (b) Electronic Signature shall mean a signature created, transmitted, received, or stored by electronic means and includes, but is not limited to, a secure electronic signature.
- (c) Secure Electronic Signature shall mean an electronic or digital method executed or adopted by a party with the intent to be bound by or to authenticate a record, which is unique to the

person using it, is capable of verification, is under the sole control of the person using it, and is linked to date in such a manner that if the date are changed, the electronic signature is invalidated.

4.

Article II, Section 2.5 of the Bylaws is hereby amended by deleting the words “either personally or by mail” therefrom and replacing them with the words “in accordance with Article VI, Section 6.5, hereof.”

5.

Article II of the Bylaws is hereby amended by adding the following Section 3.5 thereto:

Section 3.5 Electronic Documents and Signatures.

(a) Documents. Whenever these Bylaws require that a document, record or instrument be “written” or “in writing” the requirement is deemed satisfied by an Electronic Document. “Electronic Document” means information created, transmitted, received or stored by electronic means and retrievable in human perceivable form, such as email, web pages, electronic documents, facsimile transmission, etc. Records, documents and instruments shall not be denied effect or validity solely on the grounds that they are electronic.

(b) Signatures. Whenever these Bylaws require a signature, an electronic signature satisfies that requirement only if: (1) the signature is easily recognizable as a Secure Electronic Signature which is capable of verification, under the sole control of the signatory, and attached to the electronic document in such a way that the document cannot be modified without invalidating the signature; or (2) the board reasonably believes that the signatory affixed the signature with the intent to sign the Electronic Document, and that the electronic Document has not been modified since the signature was affixed.

(c) Verification and Liability of Falsification. The Board may require reasonable verification of any electronic signature, document, record or instrument. Pending verification, the board may refuse to accept any electronic signature, document, record or instrument which, in the board’s sole discretion, is not clearly authentic. Neither the board nor the association shall be liable to any member or any other Person for accepting or acting in reliance upon an electronic signature or Electronic Document which the board reasonably believes to be authentic. Any member or Person who negligently, recklessly or intentionally submits any falsified Electronic Document or unauthorized electronic signature shall fully indemnify the Association for actual damages, reasonable attorney’s fees and expenses incurred as a result of such acts.

6.

Article III, Section 3.9 of the Bylaws is hereby amended by deleting that section in its entirety and replacing therefore the following:

3.9 Special Meetings. Special meetings of the Board shall be held when called by written notice signed by the President of the Association or by a majority of the directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each director in accordance with Article Vi, Section 6.5, hereof, or by telephone. Notice given by telephone shall be sufficient if given directly to the director or to a person at the director's office or home who would reasonably be expected to communicate such notice promptly to the director. Notice by telephone shall be given at the director's telephone number as shown on the records of the association. Notices sent by first-class mail shall be deposited in to a United States mailbox at least four (4) days before the time set for the meeting. Notices given by telephone, telegraphs, email, facsimile, or other method besides first-class mail shall be sent at least 72 hours before the time set for the meeting.

7.

Article VI of the Bylaws is hereby amended by deleting Section 6.5, Notices, therefrom and replacing therewith the following:

Section 6.5 Notices.

(a) Method of Giving Notice. Unless otherwise prohibited in these Bylaws, all notices, demands, bills, statements, or other communications shall be in writing and shall be given:

- (1) By personal delivery to the addressee; or
- (2) By United States mail, first class, postage prepaid; or
- (3) By electronic mail; or
- (4) Via facsimile.

(b) Addressee. Notice sent by one of the methods described in Section 1. Subparagraph (a) shall be deemed to have been duly given:

- (1) If to a Unit Owner, at the address, electronic mail address or facsimile number which the 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;
- (2) If to an Occupant, to the electronic mail address or facsimile number which the Occupant has designated in writing, or if no such address has been designated, at the address of the unit occupied; or
- (3) If to the Association, the board or the managing agent, at the postal address, facsimile or electronic mail address of the principal office of the Association or the managing agent, if any, or at such other address as shall be designated in writing and filed with the Secretary.

IN WITNESS WHEREOF, the undersigned officers hereby certify that the foregoing Amendment to the Declaration of Covenant's Conditions and Restrictions for Legacy Park and to the Bylaws

of Legacy Park Community Association, Inc., was duly adopted by the requisite percentage of the membership and all required notices were properly provided.

This 20th day of May, 2004.

SEE ORIGINAL FOR SIGNATURES.