

Return to: Lazega & Johanson LLC
P.O. Box 250800
Atlanta, Georgia, 30325
Attention: JRD

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STATE OF GEORGIA
COUNTY OF FULTON

Cross Reference: Deed Book 30519
Page 583

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
FOR PEACHTREE WALK, A CONDOMINIUM**

WHEREAS, the Declaration of Condominium for Peachtree Walk, a Condominium was recorded on June 13, 2001, in Deed Book 30519 at Page 583 *et seq.* in the Fulton County, Georgia records, as amended ("Declaration"); and

WHEREAS, pursuant to Paragraph 22 of the Declaration, the Declaration may be amended by the affirmative vote, written consent, or any combination of the affirmative vote and written consent of the members of the Association holding two-thirds (2/3) of the total Association vote, and the consent of the Declarant, so long as Declarant owns any Unit within the Condominium primarily for the purpose of sale; and

WHEREAS, the Declarant no longer owns any Unit within the Condominium primarily for the purpose of sale, and the consent of the Declarant to this Amendment is not required; and

WHEREAS, the members of the Association holding two-thirds (2/3) of the total Association vote have approved this Amendment in a manner authorized by Paragraph 22 of the Declaration and Georgia law;

NOW, THEREFORE, the Declaration is hereby amended as follows:

1.

Paragraph 10 of the Declaration is hereby amended by adding the following subsection (j) thereto:

(j) Capital Contribution Assessment Upon Transfer of Units. In addition to all other assessments, fees, and charges provided for herein, the purchaser or grantee of every Unit by deed, tax deed, foreclosure, deed in lieu of foreclosure, inter vivos transfer or conveyance, testamentary transfer or conveyance, or otherwise, may be assessed and subject to a non-refundable, non-prorated capital contribution assessment ("Capital Contribution Assessment") upon each and every conveyance or transfer of the Unit or any ownership interest in a Unit to any person other than: (a) to the spouse of an Owner; (b) the former spouse of the Owner; or (c) an heir of the deceased Owner.

The Capital Contribution Assessment shall be made in a single payment, in a total amount equal to two (2) months of installment payments for the annual assessment applicable to such Unit at the time of such conveyance or transfer.

The Capital Contribution Assessment shall be due and payable by the purchaser or grantee at the time of each such conveyance or transfer of the Unit and shall be collected at the closing of each such conveyance or transfer. The Capital Contribution Assessment shall not constitute an advanced payment of General Assessments. The Capital Contribution Assessment shall constitute a Specific Assessment and continuing lien against such Unit, and a personal obligation of the Owner of such Unit.

IN WITNESS WHEREOF, the undersigned officers of Peachtree Walk Condominium Association, Inc. hereby certify that the above amendment to the Declaration was approved by the requisite number of votes (including by way of written consent) with proper notice duly given.

This 21 day of March, 2025

Sworn to and subscribed before me this
21 day of March, 2025

[Signature]
Witness

[Signature]
Notary Public

[Notary Seal]

**PEACHTREE WALK CONDOMINIUM
ASSOCIATION, INC.**

By: [Signature] (Seal)
President Michael Broadnax

Attest: [Signature] (Seal)
Secretary Jessica Summey

[Corporate Seal]

