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Return to: NowackHoward, LLC
945 East Paces Ferry Rd, Suite 1250
Atlanta, Georgia 30326
Attn: RFD

STATE OF GEORGIA
COUNTY OF DEKALB

Cross Reference: Deed Book 24392
Page 443

**FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
MEMBERSHIP AND ADDITIONAL COVENANTS FOR
STILLWOOD TOWNHOMES**

WHEREAS, the Amended and Restated Declaration of Membership and Additional Covenants for Stillwood Townhomes was recorded on May 27, 2014, in Deed Book 24392, Page 443, *et seq.*, DeKalb County, Georgia Records ("Declaration"); and

WHEREAS, Paragraph 13 of the Declaration provides for amendments to the Declaration with the approval of Owners holding two-thirds (2/3) of the Total Association Vote;

WHEREAS, members of the Association holding two-thirds (2/3) of the Total Association Vote have approved this amendment to the Declaration;

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

1.

Paragraph 14(D)(b) of the Declaration is hereby amended by adding the following sentence to the end of the third paragraph thereof:

Notwithstanding anything to the contrary herein, no Owner shall be eligible to receive a Leasing Permit for a Unit until such Owner has owned and resided in such Unit as the Owner's primary residence for at least one (1) year.

2.

The third paragraph of Paragraph 14(D)(b) of the Declaration is hereby amended by deleting the second sentence thereof, which currently begins with the following phrase "*Provided, however, that notwithstanding anything to the contrary...*" and substituting therefore the following new second sentence:

Provided, however, the Board may, in its sole discretion, refuse to issue a Leasing Permit to any Owner:

(a) if the Owner's Unit is shown on the Association's books and records to be more than 30 days past due in any assessment or charge:

(b) if the Owner or an Occupant of the Owner's Unit is in violation of the Association Legal Documents; or

(c) if the Association has levied fines against the Owner and/or an Occupant of the Owner's Unit for three (3) or more violations of the Association Legal Documents within the prior twelve (12) month period: or

(d) if the Owner has had a Leasing Permit revoked due to any violation of the Association Legal Documents within the prior twelve (12) month period.

3.

Paragraph 14(D)(b) of the Declaration is hereby amended by deleting therefrom all occurrences of the phrase "twenty-five (25%) percent of the Covenant Units" and substituting therefore the phrase "six (6) Units".

4.

Except as stated herein, the Declaration shall remain unchanged.

IN WITNESS WHEREOF, the undersigned officers of the Stillwood Homeowners Association, Inc., hereby certify that this First Amendment to the Declaration was duly adopted by the requisite majority of the Association membership with any required notices properly given.

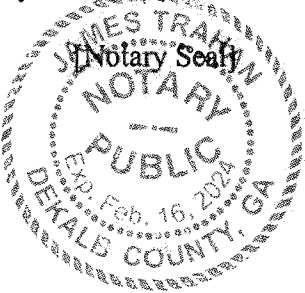
This 23rd day of August, 2021.

**STILLWOOD HOMEOWNERS
ASSOCIATION, INC.**

Sworn to and subscribed to before me
this 23 day of August, 2021.

[Signature]
Witness Jack R. Frazier

Notary Public



By: [Signature] (Seal)
President

Attest: [Signature] (Seal)
Secretary

[Corporate Seal]