



Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Return after recording to:
Stephen A. Winter, Esq.
Weinstock & Scavo, P.C.
3405 Piedmont Road, N.E., Suite 300
Atlanta, Georgia 30305

STATE OF GEORGIA
COUNTY OF COBB
Reference:
Deed Book 13669
Page 6214

**FIRST AMENDMENT TO THE BYLAWS OF THE MANOR AT OLDE IVY
CONDOMINIUM ASSOCIATION, INC.**

This First Amendment to the Bylaws of The Manor at Olde Ivy Condominium Association, Inc. (the "Amendment") is made on this 30th day of APRIL, 2010 by The Manor at Old Ivy Condominium Association, Inc., a Georgia nonprofit corporation.

WITNESSETH:

WHEREAS, John Wieland Homes and Neighborhoods, a Georgia corporation, filed and recorded that certain Declaration of Condominium for The Manor at Olde Ivy Condominium, on January 17, 2003, in Deed Book 13669, Page 6214, Cobb County, Georgia records; and

WHEREAS, said Declaration was subsequently amended by (i) that certain Amendment to the Declaration of Condominium for The Manor at Olde Ivy Condominium, recorded on September 11, 2003 in Deed Book 13843, Page 5660, Cobb County, Georgia records; (ii) that certain Amendment to Declaration of Condominium for The Manor at Olde Ivy Condominium, recorded on November 10, 2003 in Deed Book 13883, Page 3327, Cobb County, Georgia records; (iii) that certain Amendment to the Declaration of Condominium for The Manor at Olde Ivy Condominium, recorded on December 16, 2003 in Deed Book 13903, Page 22, Cobb County, Georgia records; (iv) that certain Amendment to the Declaration of Condominium for The Manor at Olde Ivy Condominium, recorded on February 19, 2004 in Deed Book 13931, Page 5614, Cobb County, Georgia records; (v) that certain Amendment to the Declaration of Condominium for The Manor at Olde Ivy Condominium, recorded on July 19, 2004 in Deed Book 14013, Page 3260, Cobb County, Georgia records; (vi) that certain Amendment to the Declaration of Condominium for The Manor at Olde Ivy Condominium, recorded on August 13, 2004 in Deed Book 14026, Page 3781, Cobb County, Georgia records; (vii) that certain Amendment to the Declaration of Condominium for The Manor at Olde Ivy Condominium, recorded on February 10, 2006 in Deed Book 14288, Page 1400, Cobb County, Georgia records; and (viii) that certain Eighth Amendment to the Declaration of Condominium for The Manor at Olde Ivy Condominium, recorded on January 6, 2009 in Deed

Book 14657, Page 2265, Cobb County, Georgia records; (said Declaration, as amended, being hereinafter referred to as the "Declaration,"); (said Declaration, as amended, being hereinafter referred to as the "Declaration,") and

WHEREAS, Bylaws of the Manor at Olde Ivy Condominium Association, Inc. were attached as Exhibit "C" to and recorded with the Declaration; and

WHEREAS, The Manor at Olde Ivy Condominium Association, Inc. (the "Association") is the "Association" as said term is used and defined in the Declaration; and

WHEREAS, pursuant to Article VI, Section 8 of the Bylaws, said Bylaws may be amended by the affirmative vote, written consent, or any combination of affirmative vote and written consent, of the members of the Association holding sixty-six and two-thirds percent (66-2/3%) or more of the total eligible vote thereof. As long as the Declarant owns at least one (1) Unit or has an unexpired right to expand the Condominium, any amendment to the Bylaws shall require the written consent of the Declarant; and

WHEREAS, the Declarant no longer owns at least one (1) Unit nor has an unexpired right to expand the Condominium; and

WHEREAS, this Amendment has been approved by the required majority of Unit Owners in accordance with the Bylaws, as evidenced by the Certification of Approval attached hereto as Exhibit "A" and by this reference made a part hereof; and

NOW, THEREFORE, the Bylaws are hereby amended as follows:

1. Article I, Section 5 of the Bylaws entitled "Quorum" is hereby amended by deleting said Section 5 in its entirety, and substituting therefor a new Section 5 which shall read as follows:

"Section 5 Quorum. Except as may be provided elsewhere, the presence, in person, by representative or by proxy, at the beginning of the meeting of Owners entitled to cast at least ten percent (10%) of the total eligible voting power of the Association shall constitute a quorum. Once a quorum is established for a meeting, it shall conclusively be presumed to exist until the meeting is adjourned and shall not need to be reestablished. Owners whose voting rights have been suspended pursuant to the Declaration or these Bylaws shall not be counted toward the quorum requirement."

2. In the event of any conflict or inconsistency between the provisions of this Amendment and the terms of the Declaration or Bylaws of the Association, the terms of this Amendment shall control.

3. Except as otherwise defined herein, capitalized terms, as used in this Amendment, shall have the meanings set forth in the Bylaws.

4. Except as herein modified and amended, the Bylaws shall remain in full force and effect.

5. This Amendment shall be effective upon recordation in the Cobb County, Georgia records.

IN WITNESS WHEREOF, the Association hereby executes this Amendment under seal on the date and year first above written.

ASSOCIATION:

THE MANOR AT OLDE IVY CONDOMINIUM ASSOCIATION, INC., a Georgia nonprofit corporation

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My Commission Expires: _____

By: *[Signature]*
President

Attest: *[Signature]*
Secretary

[Notary Seal]

First Amendment to Bylaws (9.10.2010)



EXHIBIT "A"
CERTIFICATION OF APPROVAL

The undersigned officers of The Manor at Olde Ivy Condominium Association, Inc. hereby swear under oath (i) that the above Amendment was approved by the assent of Unit Owners having at least sixty-six and two-thirds percent (66-2/3%) or more of the total eligible vote of the Association and (ii) that any notices required under the Georgia Condominium Act were properly given.

By: *Lacey*
Print Name: PATRICK W. LACEY.
President

By: *Elizabeth W. Suddeth*
Print Name: Elizabeth W. Suddeth
Secretary

Sworn to and subscribed before me this
30th day of April, 2010.
[Signature]
Notary Public
My Commission Expires: _____

