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Prepared by Michael Rome, Esq., GA bar #: 613945  
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3520 Piedmont Road, Suite 415  
Atlanta, GA 30305  
Attention: Jamie Platt Lyons

STATE OF GEORGIA  
COUNTY OF PAULDING

Cross Reference: Deed Book 741  
Page 779

**AMENDMENT TO THE BYLAWS FOR  
TAYLOR FARM HOMEOWNERS ASSOCIATION, INC.**

THIS AMENDMENT is made on the date hereinafter set forth by the Owners of Lots in TAYLOR FARM (hereinafter referred to as "Owners").

WITNESSETH:

**WHEREAS**, that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Taylor Farm, which was recorded on November 30<sup>th</sup>, 1998 in Deed Book 741, Page 779, *et seq.*, Paulding County, Georgia records (hereinafter as supplemented and/or amended from time to time, the "Declaration"); and

**WHEREAS**, the Bylaws for Taylor Farm Homeowners Association, Inc., are attached to the Declaration as Exhibit "C" thereof and are recorded therewith (as amended, the "Bylaws"); and

**WHEREAS**, the Bylaws provided in Article 6, Section 6.4, that they may be amended upon the affirmative vote of at least two-thirds of the Total Association Vote; and

**WHEREAS**, the Bylaws of TAYLOR FARM HOMEOWNERS Association, Inc., were previously amended on September 11<sup>th</sup>, 2001, and recorded at Deed Book 2044, Page 327, *et seq.*, Paulding County, Georgia records; and

**WHEREAS**, at least two-thirds (2/3) of the Owners affirmatively voted in favor of this Amendment as affirmed to by the attached signature of the Association President, and attested to by the Association Secretary; and

**WHEREAS**, the Owners desire to amend the Bylaws and have determined that this Amendment does not materially adversely affect the substantive rights of any Lot Owner or adversely affect title to any Lot.

**NOW THEREFORE**, the Owners amend the Bylaws as follows:

1.

**A new Section 2.14 of Article 2 shall be added as follows:**

*2.14 Electronic Voting. Any action to be taken at any annual, regular or special meeting of the members may be taken without a meeting, utilizing electronic voting, such as via the internet, subject to any rules as may be passed by the Board, and in compliance with the Georgia Electronic Records and Signatures Act, O.C.G.A. 10-12-1 et al. Voting by electronic means regarding a particular 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.*

2.

**Section 3.1 of Article 3 is hereby deleted in its entirety, and replaced with the following new Section 3.1:**

*3.1 Governing Body: Composition. The affairs of the Association shall be governed by a Board of Directors. Directors shall be natural persons who are 18 years of age or older. Directors must reside in the Community, and shall be members in good standing, or spouses of such members. However, no such Person may serve on the Board, the Architectural Review Committee, or the Board & Architectural Review Committee at the same time with such Person's spouse or any co-Owner or Occupant of such Person's Lot. A 'member in good standing' shall be defined as a member whose voting rights or privileges to use the common areas are not presently suspended.*

3.

**Section 3.3 of Article 3 is hereby deleted in its entirety, and replaced with the following new Section 3.3:**

*3.3 Number of Directors. The Board shall consist of a minimum of three members, who shall be elected as provided below.*

4.

**Section 3.5 of Article 3 is hereby deleted in its entirety, and replaced by the following:**

*3.5 Election and Term of Office. The directors shall be elected at the annual meetings of the membership. The candidates for each office receiving the most votes shall be elected. The members of the Board of Directors shall hold office for one year and shall continue in office until their respective successors shall have been elected and take office.*

5.

**Section 3.14 shall be deleted in its entirety, and replaced by the following:**

*3.14 Homeowner Forum. There shall be a period of time allotted prior to the official beginning of each meeting of the Board of Directors for a "homeowner forum" at which time homeowners may briefly address the Board regarding any concerns. Specific procedures for the homeowner's forum shall be promulgated by the Board.*

6.

**A new Section 3.22 of Article 3 shall be added as follows:**

**3.22 Return of Association Records.** Within 72 hours after a vacancy on the Board of Directors (including for expiration of term, resignation, removal, or any other reason) the vacating director shall turn over all books, records, and any other property of the Association, to one of the remaining directors.

7.

**A new Section 3.23 of Article 3 shall be added as follows:**

**Section 3.23 Electronic Participation.** Any action that may be taken at a meeting of the directors may alternatively be taken utilizing electronic means, such as the internet and email, subject to any rules as may be passed by the Board, and in compliance with the Georgia Electronic Records and Signatures Act, O.C.G.A. 10-12-1 et al. Any such action shall be considered valid if at least a quorum of the directors participated and a majority of the quorum approved the action. Any such approved actions shall be included in the minutes of the next meeting of the directors.

8.

**Section 4.1 of Article 4 is hereby deleted in its entirety, and replaced with the following new Section 4.1:**

**Section 4.1 Officers.** The officers of the Association shall be a President, Vice President, Secretary, Treasures, and additional Members-At-Large as needed depending on the number of serving directors. Any two or more offices may be held by the same Person, excepting the offices of President and Secretary.

**ALL OTHER PROVISIONS SHALL REMAIN THE SAME.**

N WITNESS WHEREOF, the foregoing Amendment is executed by the undersigned duly authorized representative of the Association on this 1<sup>st</sup> day of November, 2019, and said representative attests that the Amendment was passed by a two-thirds majority or greater of the eligible voting owners.

Signed, sealed and delivered in the presence of:

TAYLOR FARM HOMEOWNERS ASSOCIATION, INC.

[Signature]  
Witness

BY: [Signature]  
President

[Signature]  
NOTARY PUBLIC

BY: [Signature]  
Secretary

[NOTARY SEAL]

