AMENDENT TO THE BYLAWS
OF
HUNTCLIFF HOMEOWNERS ASSOCIATION, INC.

This AMENDMENT to the Bylaws of Huntcliff Homeowners Association, Inc. is made this 2nd day of October, 2016, by majority vote of a quorum of the Board of Directors in accordance with the requirements of said Bylaws.

WHEREAS, the Bylaws of Huntcliff Homeowners Association, Inc. (hereinafter referred to as "Bylaws") may be amended by a majority vote of a quorum of the Board of Directors of the Association or by majority vote of the members; and

WHEREAS, a majority of a quorum of the Board of Directors of the Association have approved this Amendment to the Bylaws of Huntcliff Homeowners Association, Inc.;

NOW, THEREFORE, the Bylaws of Huntcliff Homeowners Association, Inc. are hereby amended by removing certain provisions of the Bylaws and adding the following language as described below:

Section 4.7-Compensation is hereby stricken and replaced with the following language:

"Section 4.7 Compensation

Directors shall receive no compensation except for reimbursement for reasonable expenses incurred in the performance of their duties. Additionally, the Board of Directors may waive assessments for the Board of Directors and/or Officers during the Board member's or Officers term of office. However, any Board Member and/or Officer must be current on all charges and assessments prior to the beginning of their first term. No person delinquent in any charge or assessment may become a Board Member or Officer without first paying all amounts outstanding to the Association."

Section 5.7-Payment of Officers is hereby stricken and replaced with the following language:

"Section 5.7-Payment of Officers

Officers shall receive no compensation except for reimbursement for reasonable expenses incurred in the performance of their duties. Moreover, the Board may waive assessments for Officers during the time they serve in office. However, no person may become on Officer without first paying all amounts outstanding to the association prior to their acceptance of a position as an Officer."

Any other provision of the Bylaws shall remain unless explicitly modified herein.

IN WITNESS WHEREOF, the undersigned Directors have executed and adopted these Bylaws on this 13th day of January, 2018.

President

Vice President

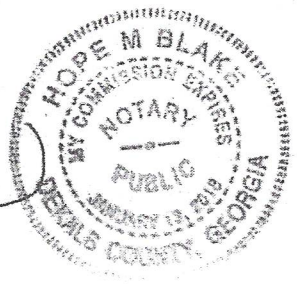
Secretary

Sworn and subscribed to before me this

13 day of January, 2018.

Witness

Notary Public



HUNTCLIFF HOMEOWNERS' ASSOCIATION, INC. RESOLUTION ADOPTING SCHEDULE FOR LEVYING FINES FOR VIOLATIONS

WHEREFORE, the Declaration of Covenants, Easements and Restrictions to Property of Huntcliff Partners, LLC and being Known as Huntcliff Subdivision, and being Located in Land Lots 232, 249 & 250 of the 12th District, Henry County, Georgia ("Declaration") and its Bylaws provide that for restrictions on use, penalties for violations thereof, annual, special, and specific assessments, a continuing lien for such assessments, and procedures for the collection of delinquent assessments, fines, or fees;

WHEREFORE, the Board of Directors of Huntcliff is charged with certain powers and duties, including passing rules and regulations, establishing penalties for violations thereof, and maintaining the common property and community-wide standard in the development;

WHEREFORE, the Association, acting through its Board of Directors has determined that it is in the best interests of the community to pass a resolution more specifically outlining a schedule for levying fines;

NOW THEREFORE:

BE IT RESOLVED, this policy is intended to ensure that the community-wide standard within Huntcliff is maintained in order to maintain property values and to ensure that the intent of the Declaration is carried out;

BE IT FURTHER RESOLVED, that the Board hereby resolves the following resolution more specifically identifying a schedule for the levying of fines for violations of the Declaration of Covenants on owners' property. To the extent anything therein conflicts with any policy or procedure explicitly stated in the Covenants or Bylaws, the Covenants and Bylaws override this resolution:

Fining Schedule for Violations in Huntcliff

Violations:

Section 1. Architectural Violations, Covenants Article VI Sections 6.1 through 6.10; 6.16 through 6.17, 6.20 through 6.22, 6.24, 6.30 through 6.32.

Violations pursuant the sections of the Declaration listed in Section 1 above shall be fined no more than $500.00 per month.

Section 2. Landscaping and Miscellaneous Violations, Covenants Article VI Sections 6.11 through 6.15, 6.19, 6.25 through 6.29 and all other violations of the Covenants in the discretion of the Board of Directors.

Violations pursuant to the sections of the Declaration listed in Section 2 above shall be fined no more than $250.00 per month.

Section 3. Vehicle Violations, Covenants Article VI Sections 6.18, 6.23

Violations pursuant to the sections of the Declaration listed in Section 3 above shall be fined no more than $300.00 per month.

BE IT FURTHER RESOLVED, that a copy of this resolution shall be immediately effective upon majority vote and signature certifying said vote below.

IN WITNESS WHEREOF, the undersigned Directors have executed and adopted this Resolution on this 25 day of March, 2019.

THE FOLLOWING OFFICERS CERTIFY THAT THIS RESOLUTION WAS APPROVED BY THE REQUIRED MAJORITY VOTE OF THE BOARD OF DIRECTORS:

President

Vice President

Secretary

Sworn and subscribed to before me this 25 day of March, 2019.

Witness

Amendment to the Bylaws of
Huntcliff Homeowners Association, Inc.

WHEREAS, the original Bylaws of Huntcliff Homeowners Association, Inc. ("Original Bylaws") were made and entered into on or about May 4, 2004;

WHEREAS, Huntcliff Homeowners Association, Inc. (the "Association") was incorporated for the sole purpose of performing certain functions for the common good and general welfare of the inhabitants of the Subdivision. To the extent necessary to carry out that purpose, the Association shall have the power and duty to exercise all of the duties and obligations of the Association as set forth in the Declaration.

WHEREAS, such duties and obligations of the Association include the obligation to enforce the Declaration, including the restrictions included in Article VI thereof;

WHEREAS, the Bylaws for the Association may be amended by a majority of the Board of Directors pursuant to the Bylaws Article XIII, Section 13.1, which Board of Directors has found it necessary, in order to enforce the Declaration and the restrictions included in Article VI thereof and uphold the community-wide standard in the Subdivision, it wishes to empower the Association, acting through the Board to impose the sanction of monetary fines for violating the Declaration in addition to the enforcement powers already given in the Declaration;

WHEREAS, at a regular meeting of the members of the Board of Directors for the Association, the members of the Board of Directors did by a majority vote of those members, resolve to Amend the Bylaws of Huntcliff Homeowners Association, Inc.;

NOW, THEREFORE, pursuant to Article XIII, Section 13.1 of the Bylaws, the Association hereby amends the Bylaws as follows:

1. An additional Section: Section 12.2 Fining and Suspension Procedure. is hereby added to Article XII with the following language:

"1. IMPOSITION OF FINES. In the event of a violation of any provision of the Covenants, By-Laws, Rules or Regulations, the Board shall have the power to impose reasonable fines, which shall constitute a lien upon the Owner's Unit and shall constitute the personal obligation of each Owner. The Board shall not impose a fine, unless and until the Association has sent or delivered written notice to the violator as provided in subsection 2 below.

2. FINING NOTICE. If any provision of the Declaration or Bylaws or any Association rule or regulation is violated and the Board wishes to impose a sanction, the Board shall send the violator written notice identifying the violation and the sanction being imposed. The Board may assess such fines or sanctions as it deems appropriate for the violation of the terms of the Declaration of Covenants and/or Bylaws or Rules and Regulations. The typical rate of fines to be imposed by the Association will usually be $100.00 per week or $400.00 per month (adjusted for inflation from the date of these bylaws) depending upon the violation. However, the Board may determine such other fines as are warranted under the circumstances. Fines may be imposed effective the first date that a violation is committed.

3. WAIVER OF RIGHT TO CONTEST FINES. If a violator wishes to contest a fine, the violator must send written notice of his or her opposition to the fine to the Association via the contact information provided on the written notice of the violation within ten (10) days of the date on which the notice of violation was mailed to the violator. If a violator does not send written notice to the association via the information contained in the notice of the violation within the time period required, then the violator will waive his or her right to later contest or otherwise oppose the duly noticed fine. The Board shall have no affirmative obligation to respond or otherwise acknowledge any notice of opposition sent by a violator and the sending of such notice by the violator shall in no way effect the validity of the fine.

Each owner, by having accepting a deed for a property within Huntcliff has agreed to pay the Association certain assessments, which assessments constitute a continuing charge and lien on the owner's lot."

IN WITNESS WHEREOF, this Amendment has been executed under seal on the date and year first above written.

Signed, sealed and delivered
in the presence of:

Dianna Johnson
Unofficial Witness

Notary Public
My Commission Expires: 10/1/2022
[Notary Seal]

A ZACHERY
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires Oct. 1, 2022

HUNTCLIFF HOMEOWNERS ASSOCIATION, INC., a Georgia nonprofit corporation

By: E C Wilson
President

By: Diana R. Jackson
Secretary

EXHIBIT A

Certification of President and Secretary of Huntcliff Homeowners Association, Inc.

The undersigned President and Secretary of the Huntcliff Homeowners Association, Inc., (hereinafter "Association") hereby swear under oath unequivocally that the above AMENDMENT TO THE BYLAWS OF HUNTCLIFF HOMEOWNERS ASSOCIATION, INC. was duly adopted by the agreement of a majority of the members of the Board of Directors and that all notices required by the Declaration of Covenants, Restrictions, and Easements for Huntcliff and the Bylaws were properly given.

E C Wdst — E C Wdst — 3/25/2019

President
Printed Name — Signature — Date

(seal)

Sworn to and subscribed before me
this 25 day of March, 2019

Notary Public A Zachery

[Seal]

A ZACHERY
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires Oct. 1, 2022

Diana R. Jackson — Diana R. Jackson — March 25, 2019

Secretary
Printed Name — Signature — Date

(seal)

Sworn to and subscribed before me
this 25 day of March, 2019

Notary Public A Zachery

[Seal]

A ZACHERY
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires Oct. 1, 2022