

Return to: Weisman, Newark, Curry & Zaleski, P.C.
181 14th Street, 2nd Floor
Atlanta, Georgia 30309

STATE OF GEORGIA
COUNTY OF FULTON

CROSS REFERENCE: Book 19582 - 7744
Page 163

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

WHEREAS, the Declaration of Condominium for Peachtree Towers, A Condominium was recorded on February 9, 1981, in Deed Book 7768, Page 163, of the Fulton County, Georgia Records ("Declaration"); and

WHEREAS, the Declaration has been previously amended by amendments recorded in the Fulton County, Georgia records as follows:

Recording Date	Deed Book/Page
July 28, 1981	7910/ 13, RE REG. ;
November 27, 1989	12985/244, RE REG. ;
November 27, 1989	12985/247, RE REG. ;
June 26, 1990	13505/304, RE REG. ;
October 5, 1990	13756/010, RE REG. ;

WHEREAS, the Peachtree Towers Condominium Association, Inc. ("Association"), as defined under the Declaration, desires to amend said Declaration for the purpose of reallocating boundaries between Units 17-G, 17-H and 17-M; and

WHEREAS, along with the recordation of the Declaration, a Percentage Interest Chart was attached thereto and recorded as Exhibit "B", which sets out the Percentage Interest of Undivided Interest in the Common Elements; and

WHEREAS, a plat of survey of the Peachtree Towers Condominium property has been filed in condominium Plat Book 5, Page 80 of the Fulton County, Georgia records; and

WHEREAS, plans for Peachtree Towers Condominium have been filed in Cabinet 2, Folder 76 of the Fulton County, Georgia records; and

WHEREAS, the Georgia Condominium Act provides that condominium documents may be amended to reallocate boundaries between units if permitted by the Declaration (O.C.G.A. § 44-3-91); and

WHEREAS, Article II, Section 4 of the Declaration permits the reallocation of boundaries between units pursuant to the terms of the provisions of the Georgia Condominium Act; and

WHEREAS, pursuant to O.C.G.A. § 44-3-91, the party requesting the reallocation of boundaries is required to make written application to the Board for approval requesting an amendment; and

WHEREAS, the Mildred L. Osborn owns Units 17-G, 17-H and 17-M and has complied or agreed to comply with all the requirements of both the Declaration and the Act as set out above and the Association, acting through its Board of Directors, has approved the reallocation of boundaries between Units 17-G, 17-H and 17-M pursuant to the terms of O.C.G.A. § 44-3-91(e); and

WHEREAS, there are no mortgages affected by this Amendment; and

GEORGIA FULTON COUNTY CROSS REFERENCE
CLERK SUPERIOR COURT
RECORDED
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NOW, THEREFORE, The Declaration of Condominium for Peachtree Towers Condominium is hereby amended pursuant to P.C.G.A. § 44-3-91, for the purpose of reallocating boundaries between Units 17-G and 17-M and creating two units, the larger of which shall be Unit 17-G and the smaller of which shall be Unit 17-M.

Exhibit "D" of the Declaration is amended to reallocate the share of interest and responsibilities for the Common Elements and liability for assessments between Units 17-G and 17-M as follows:

.483 shall be allocated to Unit 17-G; and

.161 shall be allocated to Unit 17-M.

The votes in the Association of these units shall be reallocated as follows:

In each year ending with an odd number, the new Unit 17-G shall have one (1) vote, and in each year ending in either "0" or an even number, new Unit 17-G shall have two (2) votes.

In each year ending with either "0" or an even number, the new Unit 17-M shall have no vote, and in each year ending with an odd number, the new Unit 17-M shall have one (1) vote.

The aforementioned reallocation of boundaries between Units 17-G and 17-M is being made with the full agreement of the party who currently owns both of said units.

The plans for the reallocation of boundaries between Units 17-G and 17-M are certified pursuant to the Certification of Plans by E. Michael Shackley, State of Georgia Registered Architect, No. 7718 filed in Cabinet , Folder 7k, Fulton County, Georgia records, a copy of which is attached hereto as Exhibit "A".

IN WITNESS WHEREOF, the undersigned officers of Peachtree Towers Condominium Association, Inc. hereby certify that this Amendment to the Declaration was duly adopted by the Association.

This 18th day of May, 1995.

Signed, sealed and delivered in the presence of the undersigned:

[Signature]
Witness

Lisa M. Lawrence
Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires December 11, 1995
May 18, 1995



PEACHTREE TOWERS CONDOMINIUM ASSOCIATION, INC.

By: [Signature]
President

Attest: [Signature]
Secretary

