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MELBA SCOGGINS  
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BARTOW COUNTY



Upon recording return to:  
Walden Glen Homeowners Association, Inc.  
PO Box 543  
Cassville, GA 30123

Cross reference Deed Book 1233  
Page 021

### Notice of Rules and Regulations Changes

In accordance with the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WALDEN GLEN: Article 7 Section 1: The Board of Directors may, from time to time, with the consent of Declarant and without a vote of the members, promulgate, modify or delete rules and regulations applicable to the Community. Such rules and regulations shall be distributed to all Owners prior to the date that they are to become effective and shall thereafter be binding upon all Owners and Occupants until and unless overruled, canceled or modified by a majority of the Total Association Vote and the consent of Declarant.

The Board of Directors has, therefore, made the following changes to the existing Use Restrictions and Rules outlined in Article 7 of the Declaration of the Walden Glen Homeowner's Association, Inc. Changes to the existing Articles are as follows.

These amended Use Restrictions and Rules will take effect June 30, 2023.

#### Amended Article 7 Section 30 "Enforcement and Fees".

**"7.30 Enforcement and Fees.** The Board of Directors has the right to set an appropriate and reasonable fine schedule for violation of the Rules and Regulations. The initial fine schedule will be implemented by the Board of Directors without an association vote. Following initial implementation, the fine schedule will be reviewed, amended as necessary, and renewed annually by a majority vote of those owners present at the annual meeting provided a **quorum** exists. The following is the process for Violation notification and fine imposition for violations except for those violations outlined in Article 7, Section 4.

1. **Letter 1: Violation Warning** will be mailed via first-class or certified mail to the address of the member shown on the Association's records specifying:
  - a. the nature of the violation
  - b. the steps the Owner may or should take to remedy the violation
  - c. the date, not less than fifteen (15) days from the date of the warning, that compliance will be reviewed
  - d. providing steps to take to remedy the violation and receive no fine;
2. **Letter 2: Violation Notice and Fine** will be mailed via first-class or certified mail to the address of the member shown on the Association's records specifying:
  - a. the nature of the violation;
  - b. the fine to be imposed;
  - c. the date, not less than fifteen (15) days from the date of the notice, that the fine will take effect;
  - d. that the violator may, within ten (10) days from the date of the notice, request an explanation of the fine and/or suspension to be imposed;
  - e. the email address and mailing address of The Board to appeal or challenge the fine or suspension;
  - f. that any statements, evidence, and witnesses may be produced by the violator at the appeal hearing; and
  - g. that all rights to have the fine or suspension reconsidered or waived if a hearing is not requested within ten (10) days of the date of the notice.
  - h. If a hearing is requested, it shall be held before The Board in executive session, and the violator shall be given a reasonable opportunity to be heard. The minutes of the meeting shall contain a

written statement of the results of the hearing. No fine shall be imposed prior to the date that is five (5) days after the date of the hearing.

3. **Letter 3: Fine Statement and Additional Fines** will be mailed via first-class or certified mail to the address of the member shown on the Association's records specifying:
- the nature of the violation
  - the fine that has been imposed;
  - the date, not less than fifteen (15) days from the date of the notice, that the fine is due to the association.
  - continued inaction by a Member to remedy an existing violation will result in a **monthly charge on the 1st of each month** for the progressive fine amount outlined in the current fine schedule until such time as the violation is remedied **without any further notification required**. The Board also reserves the right to remedy the existing violation in accordance with the rights afforded to it in the HOA declarations and bylaws with the expense of such remedial actions will be assessed against the owner of the property.

**Amended Article 7 Section 4 "Vehicle Parking"** For violations of section 4 of this Article, remedies for the HOA, and periods for owner compliance are outlined in detail for instances of **on-the-street parking**, a **"violation warning"** will be given for the first documented occurrence **within each calendar year**, a **"violation notice"** with fine will be given for the second documented occurrence (documented not less than 15 days after the violation warning was mailed) within each calendar year, and a fine of \$40.00 will be assessed for the second and continued documented occurrence with further notice and for each additional documented occurrence for the remainder of the current calendar year. This violation process may be appealed by written request to the Board post marked within 10 days of the mailing date of the Violation Notice. This process will be reset if the ownership of the home should change during the course of the calendar year. This process will be **based on occurrences at each address rather than on occurrences by a single vehicle**, and this process will reset for all properties each year on January 1 at 12:01 midnight.

The only exception is with occasional guests and service providers to the residents.

IN WITNESS WHEREOF, Declarant has caused this Supplementary Declaration to be executed under the seal day and year first above written.

DECLARANT: WALDEN GLEN HOMEOWNERS ASSOCIATION, INC

Signed, sealed and delivered  
In the presence of:

BY

Darrell Womack  
Darrell Womack, Vice President

Witness

Notary Public

My Commission Expires

