

EAGLE RIDGE PROPERTY OWNERS ASSOCIATION

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THIRD AMENDMENT to COVENANTS

Dear Property Owner:

The Board of Directors of Eagle Ridge Property Owners Association is pleased to advise you that the Third Amendment to our covenants has **passed**. We received 176 votes “For” and only 15 votes “Against” (only 162 or 2/3rds votes were required to pass). This Amendment will be filed and recorded with Cobb County Superior Court in the next week and legally become part of our Covenants. The purpose of adding this Amendment was to restrict the number of rental homes to 15 (we currently have eleven rental homes). This will preserve the character of Eagle Ridge as predominantly owner-occupied, keep the values of our homes on the increase, and also will comply with the eligibility requirements for financing in the secondary mortgage market. To read the complete wording of this Amendment please go to our website at: www.eagleridgesub.com

Please note that the rules stated in the Third Amendment must now be adhered to concerning leasing of homes at Eagle Ridge. A few quick highlights are:

- The current eleven rented homes will receive a Leasing Permit from the Board. These owners must send a copy of their lease agreement to the Board. All persons leasing their property must keep a current address & telephone number on file with the Board. If an owner wishes to begin leasing their home (there are four ‘open’ slots currently) they must apply for a Leasing Permit from the Board.
- Hardship Leasing Permits also will be issued if necessary (examples are death, relocation, military duty, etc.) and this number may exceed 15 homes.

Many thanks to our volunteer committee who spent weeks going door-to-door collecting votes for this very important Amendment: Diane Jones, Dave Laba, Sarah Miles, Dean Sutherland, Melissa Lefkow, Les De Busk, and Melanie Spain.

REMINDER: *Be a good neighbor and mow your lawn, pull your weeds, and VOLUNTEER to be on a committee !!! The annual homeowner’s meeting will be held in June, and we will need volunteers for the ACC, the Board, and the Maintenance (front Entrance) Committees!*

The Board of Directors
Eagle Ridge Property Owners Association, Inc.