

POA Amendment

Currently, Northcrest is considered a Home Owner's Association (HOA). In 1994, the state of Georgia adopted a new Association option termed a Property Owner's Association (POA).

The benefits of the POA for the community are significant:

- ◆ Automatic Statutory Liens for unpaid assessments and fees
- ◆ Liens stay with the property, so when a property sells, buyers and sellers are jointly and severally responsible;
- ◆ Tenants are obligated to comply with Association regulations;
- ◆ Attorney fees paid by owners for amount incurred;
- ◆ Amendment of Covenants will be 67% (2/3) as opposed to 75%;
- ◆ Perpetual Duration of the Covenants.

The move to a POA is NOT an automatic process. In order for the proposed amendment to be approved, written consent must be received by at least 75% of the members/owners of Northcrest HOA.