

WRITTEN CONSENT FOR NEW COVENANTS FOR FALCON HILLS SUBDIVISION

*APPROVAL OF ACTION WITHOUT MEETING, PER GEORGIA STATUTE 14-3-704 & ARTICLE III, SECTION 8(b) OF BYLAWS*

**You are hereby notified of the following:**

1. You should only execute and return this Written Consent if you are in favor of the proposed New Covenants, which will replace the current Covenants.
2. In order for the proposed New Covenants to be approved, written consents must be received by Permanent Members holding at least 66-2/3% of the eligible votes in the Association.
3. At least 10 days prior to the New Covenants being approved, notice of the pending approval for will be sent to all Permanent Members who have not signed a written consent After 10 days the amendment will become officially adopted, and fully effective when recorded with the County.
4. This Written Consent may not be revoked, but if an Owner transfers their Lot after consenting (but before the new covenants are adopted) said consent will no longer be valid.
5. To be eligible to execute this Consent, you must be current in the payment of all your HOA assessments.

*Consent & Authentication*

*SUMMARY*

New Covenants to Replace the Old Covenants for Falcon Hills. Some of the Major Changes are:

1. Define the Relationship Between Falcon Hills & The Preserve. The New Covenants are Necessary to Make Clear that the Owners in the Preserve are not Subject to the Use Restrictions Contained in the Covenants for Falcon Hills. The Relationship Between the Two Neighborhoods is Defined as Being Similar to Adjoining Subdivisions with an Amenities Sharing Agreement, Rather than Being Defined as a Typical Master Community and Sub-Neighborhood.
2. Leasing Cap. Rental Investment Companies are Actively Searching for Subdivisions that have not Adopted Any Type of Rental Restrictions. Once Founds, the Rental Company Will Attempt to Purchase Homes as they are Listed for Sale. The New Covenants Would Limit the Total Number of Rented Homes to 7%, and Would Grandfather in All Current Owners.
3. Georgia Property Owners Association Act. The Primary Purpose for Making the New Covenants Subject to the Act is so the New Covenants will Apply to All Owners, and Not Just the Ones Who Sign Written Consents.
4. Restrictions. The Restrictions Section Has Been Updated and Includes New Materials. Please See the Restrictions Section For More Information.
5. Annual Assessments. To Change the Annual Assessments Amount, a Majority (more than 50%) of Permanent Owners Will be required to Approve of the Change.

*By signing below, I hereby authenticate my consent and approval for the proposed Amendment without a meeting. I also acknowledge that I have received a copy of the proposed Amendment, and I approve electronic receipt and/or delivery of the executed consent as per Georgia Statute 14-3-141(h)(1).*

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Street Address**

\_\_\_\_\_  
**Date**

**Print Name:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_

**I vote for the new Covenants**

**I vote against the new Covenants**

**Please submit all ballots within 180 days.**

*Instructions.* Only one written consent should be submitted per Lot.

You must provide all the above-requested information, and then return the signed consent to the following address: **Falcon Hills HRA, 4742 Shallow Ridge Rd., Kennesaw, GA 30144.**

The signed consent may instead be sent via email to **falconhills.hra@gmail.com** by either: (i) Attaching the signed consent; or (ii) Attaching the unsigned written consent, and stating the following within the return email: *I [Your Name] owner of [Address] hereby authenticate my consent and approval for the proposed Amendments as described in the attached without a meeting. I acknowledge that I have received a copy of the proposed Amendments, and approve receipt and/or delivery of the executed consent via email as per Georgia Statute 14-33-141(h)(1).*