

Tiana P Garner, Clerk of Superior Court
Gwinnett County, Georgia

Prepared by and return to:

Coulter & Sierra, LLC
1770 Indian Trail Road, Suite 440
Norcross, Georgia 30093

Cross Reference: Deed Book: 53875

Page: 356

COUNTY OF GWINNETT

STATE OF GEORGIA

AMENDED AND RESTATED

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
OF TWIN BRIDGES HOMEOWNERS ASSOCIATION, INC.

AND BY-LAWS OF TWIN BRIDGES HOMEOWNERS ASSOCIATION, INC.

THIS AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF TWIN BRIDGES HOMEOWNERS ASSOCIATION, INC. AND BY-LAWS OF TWIN BRIDGES HOMEOWNERS ASSOCIATION, INC. (the "Amendment") is made on the date hereinafter set forth by **Twin Bridges Homeowners Association, Inc.**, a Georgia nonprofit corporation (the "Association");

WITNESSETH

WHEREAS, Almont Homes NE, Inc., as "Declarant" executed and recorded that certain Declaration of Easements, Covenants, Conditions and Restrictions of Twin Bridges Homeowners Association, Inc., recorded on October 12, 2015 in Deed Book 53875, Page 356, *et seq.* of the real property records of the Clerk of the Superior Court of Gwinnett County, Georgia (the "Covenants"); and

WHEREAS, those certain By-Laws of Twin Bridges Homeowners Association, Inc. were attached to and incorporated into the Covenants as Exhibit "C" to the Covenants (the "By-Laws"); and

WHEREAS, pursuant to Article VII, Section 4 of the Covenants, the Covenants may be amended during the first twenty (20) year period by an instrument signed by not less than seventy-five percent (75%) of the members of the Class A membership and seventy-five percent (75%) of the members of the Class B membership, but such Amendment must be approved by Declarant; and

WHEREAS, pursuant to Article XIV, Section 1 of the By-Laws, the By-Laws may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of the Members present in person or by proxy, and as long as the Declarant is a member of the Association Declarant must approve all amendments; and

WHEREAS, the Association desires to amend certain provisions of and fully restate the Covenants and By-Laws; and

WHEREAS, the Class B Membership has ceased and converted to Class A Membership, pursuant

to Article III, Section 2 of the Covenants; and

WHEREAS, this Amendment has been adopted by the consent and approval of at least 75% of the Class A members, and such consents are attached as Exhibit "D" hereto and made a part hereof; and

WHEREAS, the Declarant no longer owns any real property within the Subdivision; and

WHEREAS, attached hereto as Attachment 1 and incorporated herein by reference are the sworn statements of the President and Secretary of the Association, which sworn statements certify that the approval of this Amendment by the members was lawfully obtained;

NOW, THEREFORE, Declarant hereby declares that the real property described in Exhibit "A" attached hereto and by this reference incorporated herein is hereby subjected to the provisions of this Declaration and shall be held, sold, transferred, conveyed, used, occupied, mortgaged and otherwise encumbered subject to the covenants, conditions, restrictions, easements, assessments and liens, hereinafter set forth, which are for protecting the value and desirability of and which shall run with the title to, the real property hereby and hereafter made subject hereto and shall be binding on all persons having any right, title or interest in all or any portion of the real property now and hereafter made subject hereto, their respective heirs, legal representatives, successors, successors-in-title and assigns and shall inure to the benefit of each owner of all or any portion thereof.

ARTICLE I DEFINITIONS

Section 1. "Association" shall mean and refer to TWIN BRIDGES HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Board of Directors" shall mean and refer to the Association's board of directors as provided for in the Association's Articles of Incorporation and By-Laws as set out per Exhibit "C" annexed hereto and incorporated herein by reference.

Section 3. "Common Area" shall mean and refer to all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the Owners, including but not limited to the designated recreational areas. The Common Area to be owned by the Association at the time of conveyance of the first Lot is described as follows: SEE EXHIBIT B attached hereto.

The Declarant hereby certifies that, if there is a Common Area, it has been conveyed to the Association free and clear of all encumbrances.

Absolute liability is not imposed on Members for damage to the Common Area, if any, of Lots, including improvements, in the PUD; instead, Members are only responsible for their own

negligence and the negligence of their minor children, employees, and agents as provided by Georgia State Law.

In the event a Common Area is later added to the PUD, the Common Area shall not be subject to assessments. The expenses for maintenance and any improvement of the Common Area, including taxes, shall be paid by the Association. The designated Common Area is not dedicated for the use by the general public but is dedicated to the common use and enjoyment of the Members of the Association.

Section 4. "Declarant" shall mean and refer to Almont Homes NE, Inc. and its named successor "Tincup Investments, Inc". The Declarant shall be exemption from fines contained within these Covenants, but remains responsible for annual dues and special assessments.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision plat of the property with the exception of the Common Area, if any, and delineated public streets.

Section 6. "Member" shall mean and refer to those persons entitled to membership as provided in this Declaration.

Section 7. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to improved Lot on which there exists a completed home which is or has ever been occupied as a residence, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation and excluding those Lots owned by the Declarant.

Section 8. "Property" or "Land" shall mean and refer to that certain real property herein described, and such additional property thereto as may hereafter be brought within the jurisdiction of the Association in accordance with Article VII, Section 4.

Section 9. "Subdivision" shall mean and refer to all or any portion of the Land which has been recorded as such per plat in the office of the Superior Court of Gwinnett County, Georgia.

ARTICLE II

PROPERTY RIGHTS

Section 1. Member Easements of Enjoyment. Every Member shall have a right and easement of enjoyment in and to the Common Area, if any, which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

- (a) the right of the Association to charge reasonable admission and other fees for the use of any recreation facility, if any, situated upon the Common Area;
- (b) the right of the Association to suspend the voting rights and right to use the recreational facilities by a Member for any period during which any assessment against a member's Lot is unpaid;
- (c) the right of the Association to suspend the right to use the facilities by a Member for a period not to exceed sixty (60) days for any infraction of the Association's disseminated rules and regulations.
- (d) conditioned on a written instrument signed by two-thirds (2/3) of each class of Members agreeing to such action and the purposes and conditions thereof and subject to existing easements,** the right of the Association to (i) dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility; or (ii) mortgage or convey all or any part of the Common Area.

Section 2. Reservation of Easement to the Association. The Association, its agents or assigns shall have and is hereby granted an easement as necessary or incidental for ingress and egress over thru and across any Lot or Common Area to (i) maintain, repair, remove, or replace the Subdivision "Amenities", hereinafter described, or Subdivision detention pond(s); (ii) to cure a violation of this Declaration by removal of the item(s) causing the violation (e.g. sign, vehicle, or other matter whatsoever) which constitutes the violation or to otherwise cure the violation by performing such maintenance or other corrective action necessary to cure the violation; or (iii) to perform any task on behalf of the Association that is authorized within these Covenants and By-Laws.

Section 3. Delegation of Use. Declarant, any Owners or Other Builder may delegate, in accordance with this Declaration, his right of enjoyment to the Common Area and facilities, if any, to the members of his family, his tenants, or contract purchases who reside on the property.

ARTICLE III MEMBERSHIP AND VOTING RIGHTS

Section 1. The Declarant, every Owner and every Other Builder shall be Members of the Association. Membership shall be appurtenant to and may not be separated from the ownership of any Lot.

Section 2. The Association shall have two (2) classes of voting Membership:

Class A. Class A Members shall be all Owners, and Class A Members shall be entitled to one (1) vote per each Lot owned. When more than one person and/or entity holds an interest in any Lot all such persons and/or other entity shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant or assigns and shall be entitled to one (1) vote for each Lot owned. The Class B Membership shall cease and be converted to Class A Membership three (3) months after the time when 100% of the Lots are deeded to Owners.

ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments or Charges. Each Owner and the Declarant by acceptance of a deed for any Lot, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay the Association:

- (a) Annual Assessments or charges;
- (b) Special assessments for capital improvements, or other purposes;
- (c) Other assessments or charges as may be established as hereinafter provided.

The assessments of charges, together with interest, costs and reasonable attorney's fees (collectively the "Sum"), shall be a charge on the Lot(s) and shall be a continuing lien thereon. The Sum shall also be their personal obligations of the Owner of such Lot(s) at the time when assessed or incurred. The personal obligation for the Sum shall not pass to the Owner's successors in title unless expressly assumed by them, but in the event that no clearance letter was obtained from the Association at the time of transfer, then the successor shall have assumed responsibility. The Declarant shall have the right to create its own clearance letter(s) at any time

which shall be deemed to have been created and obtained from the Association and shall be binding with the Association.

Section 2. Purpose of Assessments. The assessments levied and provided for herein shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the Members and their tenants and, in particular, for the servicing, improvement and maintenance of the following:

- (a) the amenities of the Subdivision, even though such amenities may be located, partially or entirely, on a contiguous public right of way, Lot or Common Area, when such improvements are or were made by the Declarant of the Association, to enhance the look, desirability, uniformity or pleasantness of the Subdivision (such improvements are collectively herein referred to as the "Amenities"). The Amenities include, without limitation: (i) the entrance area statement (e.g. signs, monuments, walls, landscaping or landscape islands, berms, slopes, fences, lighting, irrigation, drainage or other improvements whatsoever) and (ii) the inclosure improvements of the perimeter of the Property (e.g. fencing, walls, hedges, landscaping, close or other improvements whatsoever);
- (b) the Common Area, if any, including recreation areas, and such improvements or facilities related thereto;
- (c) the detention ponds and such improvements or facilities related thereto which are shown on the Subdivision Plat or revision thereof or are subsequently added by the Declarant or Association; and
- (d) in the event the Subdivision sidewalks are not maintained or replaced by the controlling municipal or county authority, then, in that eve, for the maintenance and replacement thereof.

Section 3. Maximum Annual Assessment. The annual assessment may be increased:

- (a) Without vote by the Members, by not more than 10% above the assessment for the previous year; or
- (b) With an affirmative fifty-one percent (51%) majority vote, held in accordance with the By-Laws, of combined Members entitled to vote.
- (c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum permitted above.

Section 3.5. Capital Contributions. Upon the sale of a Lot upon which there is a home that can be resided in, there shall be collected for the Purchaser at the closing of said purchase, and paid to the Association, a one time up-front Capital Contribution that is equivalent to the current year's Annual Assessment and if not so collected, legal action shall be pursued upon the Lot until paid.

Section 4. Special Assessments for Capital Improvements or Other Purposes. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, special assessments for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a Capital Improvement upon the Land, including fixtures and personal property related thereto or for the other benefit of the Association provided that any such special assessment shall be authorized with an affirmative fifty-one percent (51%) majority vote, held in accordance with the By-Laws, of combined Members entitled to vote. If the special assessment is approved, the Board of Directors shall determine the date when payment thereof shall be due.

Section 5. Notice of Quorum for Any Action. Sufficient notice of any meeting called for the purpose of taking any action authorized by this Declaration is sufficient by posting a sign at the entry to the Subdivision at least seventy-two (72) hours prior to the meeting denoting the time, date and place of the meeting, and, if applicable, the fact that a Special Assessment will be considered at such meeting. At any meeting, the presence of one-third ($\frac{1}{3}$) of each Class of Members or their proxies entitled to vote shall constitute a quorum. If the required quorum is not present, a "subsequent" meeting may be called subject to the same notice requirement, and the required quorum shall be one half ($\frac{1}{2}$) of the required quorum at the preceding meeting. No "subsequent" meeting shall be held more than sixty (60) days after the first set meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessment must be fixed at a uniform rate for all Owners and may be collected on a yearly or other basis as determined by the Board of Directors.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall be calculated as to all Lots to which it applies on the day of the conveyance of the Lot to an Owner. The annual assessments shall run for a calendar year from January 1 to and including December 31. The first annual assessment shall be a prorated one on the current assessment amount through December 31st of the year of purchase and shall be

collected from the Owner at the closing. The Board of Directors shall fix the amount of the annual assessment and notice thereof shall be provided to every Owner by mail or posting, generally fifteen (15) days or more before it is due. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of twelve percent (12%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or file and foreclose it as a lien on the Lot, or both. No Owner or Declarant may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of a Lot.

Section 9. Subordination of the Lien to Mortgage. The lien of the assessments provided herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments to which became due prior to such sale or transfer. No sale or transfer shall relieve a Lot from liability for any assessments thereafter becoming due or from the lien thereof. Mortgagees are not required to collect assessments. Failure to pay assessments does not constitute a default under an insured mortgage.

Section 10. Exempt Property. Any portion of the Land dedicated to and accepted by a local public authority or owned by a charitable or nonprofit organization exempt from taxes of the State of Georgia shall be exempt from the assessments created herein, except no Lot devoted to dwelling use shall be exempt from said assessments.

ARTICLE V ARCHITECTURAL CONTROL

Section 1. Requirement For Plan Approval. No improvement or structure, including, without limitation, any building, fence, wall or home, shall be commenced, erected or maintained upon any part of the Property, nor shall any exterior addition, change of alteration thereto be made until the written plans and specifications showing the nature, kind, shape, height, materials,

and location of such ("Plans") have been submitted to the Architectural Control Committee ("ACC"), if any, appointed by the Board of Directions, whose composition shall include at least one (1) member of the Board of Directions and, such Plans are approved in writing as to harmony of external and internal design and location in relation to surrounding structures and topography. Approval of the Plans shall be in writing and within sixty (60) days of their receipt. In the event that Plans have not been disapproved but no written approval is forthcoming within sixty (60) days after the Plans are received, then the Plans shall be deemed approved, provided, however, that other Sections of the Article and of this Declaration shall continue to be enforceable in actions at law or in the equity, including injunction and Temporary Restraining Order, by the Board of Directors, ACC, Declarant, Other Builders, or Owners unless a waiver of said requirement was expressly granted in writing by the Board of Directions of the ACC. All dwelling units must be a minimum of 2,500 square feet for one-story homes and 2,500 square feet for two-story homes and each family must have a minimum of 2,500 square feet for one-story homes and 2,500 square feet for two-story homes.

In the event that work is being completed to a) maintain the current appearance of the Lot, b) perform minor landscaping improvements, or b) return a Lot to its previous condition in the event of catastrophic occurrences, no prior approval from the ACC is needed.

Section 2. Design and Maintenance Standards. All Lots are subject to adherence with the Design and Maintenance Standards as set forth by the Association effective January 7, 2021. The Design and Maintenance Standards may be amended by a quorum of the Board of Directors every two (2) years and presented to the Members of the Association at the corresponding Annual Meeting. Any previously approved ACC requests will be honored despite any conflicting changes or amendments made to the Design and Maintenance Standards presented at an Annual Meeting. While the Design and Maintenance Standards shall be considered to be an extension of the Declaration, it is not required that the Design and Maintenance Standards or any future amendments thereto be recorded with the Court.

Section 2.5 Violations and Fines. Except for the Declarant, any Owner found to be in violation with the Design and Maintenance Standards shall be provided, in writing, a courtesy notification and allowed fourteen (14) days from the date of mailing to correct, and provide proof to the Association thereof, said violation. In the event that the violation has not been corrected within the fourteen (14) day timeframe, the Owner will receive a second courtesy notification.

Should the violation continue to stand fourteen (14) days after the second courtesy notification has been mailed, the Owner will receive a violation and fine notification and begin to accrue an assessment of \$25.00 per day, beginning on the date of mailing for the violation and fine notification, the total sum of which may not exceed \$1,500. Should the violation remain after sixty (60) days from the violation and fine notification mailing date, the Association may pursue legal action to recoup any monies owed.

Section 3. Detention Pond Maintenance. Any and all detention ponds as shown per plat shall be maintained by the Association. The Association shall have an easement from ingress and egress on any Lot affected by a detention pond or any part thereof is found to the extent reasonable necessary to accomplish this purpose, as well as the right to remove or cause to be removed obstructions to said purpose and the right to require the cooperation of others, who have an interest therein, to not hinder those actions reasonably necessary to effect such purpose.

Section 4. Lawn Maintenance. The Board of Directors of the ACC or their representatives, including, but not limited to a landscaping company or individual chosen by the Board or ACC shall have the right to take actions necessary or convenient to accomplish the mowing of lawns in the Subdivision or performing other maintenance necessary to all Lots that are found to be in non-compliance according to the Community Standards, including the Declarant, provided that the Lot Owner has been provided with two (2) courtesy notifications of a violation, and to maintain the Entrance Areas of the Subdivision. This right shall include, without limitation, the right of ingress and egress on the Lot to the extent reasonably necessary to accomplish this purpose, the right to remove or cause to be removed obstructions to said purpose and the right to require the cooperation of others, who have an interest therein, to not hinder those actions reasonably necessary to effect such purpose. The Board of Directors or ACC shall have the right to assess a maintenance fee to cover the cost of mowing in the amount of \$50.00.

Section 5. Trash Service. Every Lot must contract with the waste service company designated by the county.

Section 6. Release. Each Owner, Member, and Declarant, his descendants, ancestors, dependants, heirs, executors, and assigns, hereby fully releases, discharges, and holds harmless the Association, their agents, officers, directors, stockholders, member, employees, representatives, successors, and assigns, from any and all rights, claims, actions, causes of action, damages, losses, or injuries of whatever form or kind, the Owner of Other Builder, his

descendants, ancestors, dependents, heirs, executors, and assigns has or may hereafter have against the Association and Declarant, their agents, officers, directors, stockholders, members, employees, representatives, successors, and assigns arising from the right of the Association to correct any deficiency, remove any fence, maintain the detention ponds and facilities, or mow the front lawn of any Owner's and Other Builder's Lot as set for in this Article V. Each Owner and Other Builder, his descendants, ancestors, dependents, heirs, executors, and assigns hereby assumes full responsibility from any injuries, damages, losses or liability which he may hereafter incur from the above specified right of the Association.

The right of the Association to correct any deficiency, remove any fence or mow the front lawn of an Owner's and Declarant's Lot shall in no way affect the responsibility of an Owner and Declarant to maintain his front lawn and remainder of his Lot in accordance with the provisions of the Design and Maintenance Standards and related documents.

Section 7. Subleasing. No "Owner" (But not the "Declarant") shall be allowed to sub-lease any portion of their lot, property, or home. The Board of Directors or the Architectural Control Committee shall have the right to assess fines for any violations of said provision at the rate of \$25.00 per day per violation for each day or part of a day the violation remains uncured.

ARTICLE VI

INSURANCE

Section 1. Casualty Insurance on Insurable Common Areas. The Association shall keep all insurable improvements and fixtures of the Common Area, if any, insured against loss or damage by fire for the full insurance replacement cost thereof, and may obtain insurance against such other hazards and casualties as the Association may deem desirable. The Association may also insure any other property whether real or personal, owned by the Association, against loss or damage by fire and such other hazards as the Association may deem desirable, with the Association as the owner and beneficiary of such insurance. The insurance coverage with respect to the Common Area shall be written in the name of, and the proceeds thereof shall be payable to the Association. Insurance proceeds shall be used by the Association for the repair or replacement of the property for which the insurance was carried. Premiums for the property for which the insurance was carried by the Association are common expenses included in the annual assessments made by the Association.

Section 2. Replacement or Repair of Property. In the event of damage to or destruction of any part of the Common Area improvements, the Association shall repair or replace the same from the insurance proceeds available. If such insurance proceeds are insufficient to cover the costs of repair or replacement of the property damaged or destroyed, the Association may make a Reconstruction Assessment against all Lots to cover the additional cost of repair or replacement not covered by the insurance proceeds, in addition to any other annual assessments made against such Lot.

Section 3. Annual Review of Policies. The Board of Directors shall review the Association's insurance policies, if any, annually for adequacy of coverage as compared to the capital value of Amenities which may be damaged or destroyed.

ARTICLE VII GENERAL PROVISIONS

Section 1. Enforcement. The Association shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association to enforce any covenant or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter, except as provided in this Declaration.

Section 2. Management. The Association shall hire a management company to manage the homeowner's association.

Section 3. Severability. Whenever possible, each provision of this Declaration shall be interpreted in such a manner as to be effective and valid, but if any provision of this Declaration or the application thereof to any person or any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid revision or application, and to this end, the provisions of this Declaration are declared to be severable.

Section 4. Amendment. The easement, covenants, conditions, and restrictions of this Declaration shall run with and bind the Land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless terminated by an instrument signed by seventy-five percent (75%) of each Class of Members. This Declaration may be amended during the first twenty (20)

year period and thereafter by an instrument signed by not less than seventy-five percent (75%) of the members of Class A and seventy-five percent (75%) of Class B Membership, Any amendment must be recorded.

Section 5. FHA/VA Approval. So long as there is a Class B Membership, the following actions will require the prior approval of the FHA or the VA: Annexation of additional property, dedication of additional Common Area, and amendment of this Declaration of Easements, Covenants, Conditions and Restrictions. Additionally, should the FHA or VA required any amendments to this Declaration, the Articles of Incorporation or the Bylaws, prior to or after initial approval of sma, the Declarant is authorized to make such amendment(s) conforming said document(s) to the requirements of the FHA or the VA without consent of the Members of the Association.

Section 6. Indemnity. The Association shall have the right to retain legal counsel and to indemnify, defend, and hold harmless its directors, officers, agents and employees for actions arising out of their acts on behalf of the Association, except for intentional torts committed by them, either before or after such acts are committed by them.

Section 7. Attorney Fees. The Association shall be entitled to an award of reasonable attorney fees, litigation expenses, and all costs of collections, in addition to other damages awarded in enforcing this Declaration or in the enforcement of the obligations and covenants hereunder.

Section 8. Notices. It shall be the responsibility of each Member of the Association to notify the Secretary of the Association in writing of his name, current address, and telephone number for use in entering and maintaining his name in the membership rolls of the Association. The Association shall not be held responsible; however, for any unintentional failure to properly list the names, addresses, and telephone numbers of its Members.

IN WITNESS WHEREOF, the undersigned, being the President of the Association herein, has hereunto set its hand and seal this 14 day of April, 2021.

ASSOCIATION: Twin Bridges Homeowners Association, Inc.,

A Georgia nonprofit corporation

By: K. Foss

Kelly Foss, PRESIDENT

Sworn to and subscribed before me this,

14th day of April, 2021.

Attest: Christa Kirk

Christa Kirk, SECRETARY

Stu Foss

Witness

Kiernan Roseland

Notary Public



ATTACHMENT 1

Page 1 of 2

Sworn Statement of President of
Twin Bridges Homeowners Association, Inc.

STATE OF GEORGIA
COUNTY OF GWINNETT

Re: Twin Bridges Homeowners Association, Inc.

Personally appeared before me, the undersigned deponent who, being duly sworn, deposed and said on oath that:

1. Deponent is the President of Twin Bridges Homeowners Association, Inc.
2. Deponent is duly qualified and authorized to make this Affidavit and knows the facts contained herein are of his or her own personal knowledge.
3. The foregoing Amendment was approved by the affirmative vote, written consent, or any combination of affirmative vote and written consent of at least 75% of the Class A members of the Association.
4. Deponent makes this Affidavit pursuant to Official Code of Georgia Annotated Section 44-2-20 and the Declaration of Easements, Covenants, Conditions and Restrictions of Twin Bridges Homeowners Association, Inc and the By-Laws of Twin Bridges Homeowners Association, Inc.

This the 10 day of March, 2021.

By: _____

Name: _____

Sworn to and subscribed before me this
10th day of March, 2021.

Vickie B. Copenhagen
NOTARY PUBLIC

[AFFIX NOTARY SEAL]



EXHIBIT "A"

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Sworn Statement of Secretary of
Twin Bridges Homeowners Association, Inc.

Re: Twin Bridges Homeowners Association, Inc.

Personally appeared before me, the undersigned deponent who, being duly sworn, deposed and said on oath that:

1. Deponent is the Secretary of Twin Bridges Homeowners Association, Inc.
2. Deponent is duly qualified and authorized to make this Affidavit and knows the facts contained herein are of his or her own personal knowledge.
3. The foregoing Amendment was approved by the affirmative vote, written consent, or any combination of affirmative vote and written consent of at least 75% of the Class A members of the Association.
4. Deponent makes this Affidavit pursuant to Official Code of Georgia Annotated Section 44-2-20 and the Declaration of Easements, Covenants, Conditions and Restrictions of Twin Bridges Homeowners Association, Inc and the By-Laws of Twin Bridges Homeowners Association, Inc.

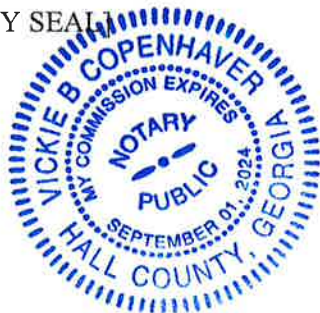
This the 10th day of March, 2021.

By: Christa Kirk
Name: Christa Kirk

Sworn to and subscribed before me this
10th day of March, 2021.

Vickie B. Copenhaver
NOTARY PUBLIC

[AFFIX NOTARY SEAL]



BK53875 PG0376

EXHIBIT "A"
LEGAL DESCRIPTION
TWIN BRIDGES SUBDIVISION

All that tract or parcel of land lying and being in Land Lot 231 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a rebar found on the southeasterly right of way line of Old Suwanee Road (80' right of way), said rebar being on the Land Lot Line common to Land Lots 231 and 232; thence, from said point of beginning and following northeasterly along said southeasterly right of way line of Old Suwanee Road (80' right of way) the following courses and distances: 33.92 feet along the arc of a curve to the left, said curve having a radius of 1040.00 feet and subtended by a chord of North 58°29'04" East 33.92 feet, to a point; thence 331.24 feet along the arc of a curve to the left, said curve having a radius of 525.00 feet and subtended by a chord of North 39°28'31" East 325.77 feet, to a rebar set; thence, leaving said right of way, South 65°57'38" East a distance of 2457.84 feet to a rebar found; thence South 53°12'47" East a distance of 481.14 feet to a rebar found on the Land Lot Line common to Land Lots 216 and 231; thence, along said Land Lot Line, South 59°49'31" West a distance of 1759.81 feet to a 1" open top pin found; thence, leaving said Land Lot Line, North 30°07'49" West a distance of 1044.52 feet to a square top pin found; thence South 58°47'30" West a distance of 211.46 feet to a 1" open top pin found on the Land Lot Line common to Land Lots 231 and 232; thence, along said Land Lot Line, North 30°01'18" West a distance of 1105.44 feet to a 1.5" open top pin found; thence North 29°19'56" West a distance of 176.37 feet to a rebar found on the southeasterly right of way line of Old Suwanee Road (80' right of way) and the POINT OF BEGINNING.

Said tract or parcel contains 62.0148 acres and is currently known as Gwinnett County Tax Parcel 7-231-019 (parent) as shown on that certain Final Plat for: Unit I of Twin Bridges, Sheet 4, dated September 15, 2015, prepared by McNally & Patrick, Inc. and bearing the seal of Lloyd C. McNally, Jr., Ga. R.L.S. No. 2040

BK53875 PG0377

EXHIBIT "B"
LEGAL DESCRIPTION
COMMON AREAS

Recreation and Amenity Area:

All that tract or parcel of land lying and being in Land Lot 231 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at a rebar found on the southeasterly right of way line of Old Suwanee Road (80' right of way), said rebar being on the Land Lot Line common to Land Lots 231 and 232; thence, from said point of COMMENCEMENT and following northeasterly along said southeasterly right of way line of Old Suwanee Road (80' right of way) the following courses and distances: 33.92 feet along the arc of a curve to the left, said curve having a radius of 1040.00 feet and subtended by a chord of North 58°29'04" East 33.92 feet, to a point; thence 331.24 feet along the arc of a curve to the left, said curve having a radius of 525.00 feet and subtended by a chord of North 39°28'31" East 325.77 feet, to a rebar set; thence, leaving said right of way, South 65°57'38" East a distance of 646.95 feet to a point being the POINT OF BEGINNING; thence from said POINT OF BEGINNING as thus established, South 65°57'38" East a distance of 244.26 feet to a point; thence South 24°02'22" West a distance of 169.20 feet to a point; thence South 25°30'32" East a distance of 109.88 feet to a point; thence 15.46 feet along the arc of a curve to the left, said curve having a radius of 273.00 feet and subtended by a chord of South 62°52'08" West 15.46 feet, to a point; thence South 61°14'49" West a distance of 76.54 feet to a point; thence 99.71 feet along the arc of a curve to the right, said curve having a radius of 158.00 feet and subtended by a chord of South 79°19'32" West 98.06 feet, to a point; thence North 82°35'45" West a distance of 72.99 feet to a point; thence 18.25 feet along the arc of a curve to the right, said curve having a radius of 227.00 feet and subtended by a chord of North 80°17'34" West 18.24 feet, to a point; thence North 04°07'34" East a distance of 304.38 feet to a point; thence North 24°02'08" East a distance of 108.58 feet to a point being the POINT OF BEGINNING.

Said tract or parcel contains 1.9739 acres and is known as Gwinnett County Tax Parcel 7-231-589 and is shown as Recreation and Amenity Area on that certain Final Plat for: Unit I of Twin Bridges, Sheet 4, dated September 15, 2015, prepared by McNally & Patrick, Inc. and bearing the seal of Lloyd C. McNally, Jr., Ga. R.L.S. No. 2040

TOGETHER WITH

BX53875 PG0378

Conservation Space #1:

All that tract or parcel of land lying and being in Land Lot 231 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at a rebar found on the southeasterly right of way line of Old Suwanee Road (80' right of way), said rebar being on the Land Lot Line common to Land Lots 231 and 232; thence, from said point of COMMENCEMENT and following northeasterly along said southeasterly right of way line of Old Suwanee Road (80' right of way) the following courses and distances: 33.92 feet along the arc of a curve to the left, said curve having a radius of 1040.00 feet and subtended by a chord of North 58°29'04" East 33.92 feet, to a point; thence 331.24 feet along the arc of a curve to the left, said curve having a radius of 525.00 feet and subtended by a chord of North 39°28'31" East 325.77 feet, to a rebar set at the POINT OF BEGINNING; thence, from said POINT OF BEGINNING as thus established and leaving said right of way, South 65°57'38" East a distance of 646.95 feet to a point; thence South 24°02'08" West a distance of 108.58 feet to a point; thence South 04°07'34" West a distance of 304.38 feet to a point; thence 67.87 feet along the arc of a curve to the right, said curve having a radius 227.00 feet and subtended by a chord of North 69°25'27" West 67.62 feet, to a point; thence 48.84 feet along the arc of a curve to the right, said curve having a radius 227.00 feet and subtended by a chord of North 54°41'43" West 48.74 feet, to a point; thence North 48°31'54" West a distance of 34.47 feet to a point; thence North 41°28'06" East a distance of 111.54 feet to a point; thence North 04°37'02" East a distance of 236.00 feet to a point; thence North 65°57'38" West a distance of 241.89 feet to a point; thence South 51°03'31" West a distance of 128.46 feet to a point; thence North 28°48'13" West a distance of 143.23 feet to a point; thence North 49°23'06" West a distance of 97.04 feet to a point; thence 115.47 feet along the arc of a curve to the right, said curve having a radius of 575.00 feet and subtended by a chord of South 32°23'29" West 115.27 feet, to a point; thence North 47°52'00" West a distance of 31.92 feet to a point; thence 29.21 feet along the arc of a curve to the right, said curve having a radius of 20.00 feet and subtended by a chord of North 06°01'37" West 26.68 feet, to a point on the southeasterly right of way line of Old Suwanee Road (80' right of way); thence along said right of way line, 132.06 feet along the arc of a curve to the left, said curve having a radius of 525.00 feet and subtended by a chord of North 28°36'24" East 131.71 feet, to a rebar set at the POINT OF BEGINNING.

Said tract or parcel contains 1.8375 acres and is known as Gwinnett County Tax Parcel 7-231-588 and is shown as Conservation Space #1 on that certain Final Plat for: Unit I of Twin Bridges, Sheet 4, dated September 15, 2015, prepared by McNally & Patrick, Inc. and bearing the seal of Lloyd C. McNally, Jr., Ga. R.L.S. No. 2040

TOGETHER WITH

Conservation Space #2:

All that tract or parcel of land lying and being in Land Lot 231 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a rebar found on the southeasterly right of way line of Old Suwanee Road (80' right of way), said rebar being on the Land Lot Line common to Land Lots 231 and 232; thence, from said point of beginning and following northeasterly along said southeasterly right of way line of Old Suwanee Road (80' right of way) the following courses and distances: 33.92 feet along the arc of a curve to the left, said curve having a radius of 1040.00 feet and subtended by a chord of North 58°29'04" East 33.92 feet, to a point; thence 93.03 feet along the arc of a curve to the left, said curve having a radius of 525.00 feet and subtended by a chord of North 52°28'55" East 92.91 feet, to a point; thence, leaving said right of way, 29.58 feet along the arc of a curve to the right, said curve having a radius of 20.00 feet and subtended by a chord of North 89°45'55" East 26.96 feet, to a point; thence South 47°52'00" East a distance of 31.52 feet to a point; thence 111.29 feet along the arc of a curve to the right, said curve having a radius of 575.00 feet and subtended by a chord of South 50°40'07" West 111.11 feet, to a point; thence South 29°19'56" East a distance of 128.33 feet to a point; thence South 30°01'18" East a distance of 169.89 feet to a point; thence South 63°16'28" East a distance of 230.20 feet to a point; thence South 48°31'54" East a distance of 53.86 feet to a point; thence North 41°28'06" East a distance of 136.90 feet to a point; thence South 48°31'54" East a distance of 101.05 feet to a point; thence 58.74 feet along the arc of a curve to the left, said curve having a radius of 273.00 feet and subtended by a chord of South 54°41'43" East 58.62 feet to a point; thence 103.57 feet along the arc of a curve to the left, said curve having a radius of 273.00 feet and subtended by a chord of South 71°43'38" East 102.95 feet, to a point; thence South 82°35'45" East a distance of 60.37 feet to a point; thence South 07°24'15" West a distance of 48.67 feet to a point; thence South 05°03'01" East a distance of 185.29 feet to a point; thence South 05°51'43" East a distance of 299.62 feet to a point; thence South 30°11'59" East a distance of 276.00 feet to a point; thence North 84°16'17" East a distance of 216.99 feet to a point; thence South 18°34'35" East a distance of 78.74 feet to a point; thence South 32°45'52" East a distance of 160.48 feet to a point; thence South 56°57'56" East a distance of 214.16 feet to a point; thence 27.96 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet and subtended by a chord of South 17°00'58" West 27.59 feet to a point; thence North 89°00'08" West a distance of 99.03 feet to a point; thence South 34°04'17" West a distance of 36.32 feet to a point; thence South 33°34'03" East a distance of 145.92 feet to a point; thence South 87°36'54" East a distance of 109.88 feet to a point; thence North 59°49'31" East a distance of 132.91 feet to a point; thence North 37°37'46" East a distance of 179.89 feet to a point; thence North 30°00'42" East, a distance of 92.06 feet to a point; thence North 21°58'46" East a distance of 88.08 feet to a point; thence North 13°56'40" East a distance of 92.12 feet to a point; thence North 05°54'34" East a distance of 88.08 feet to a point; thence North 02°05'19" West a distance of 92.04 feet; thence North 09°40'39" West a distance of 82.47 feet to a point; thence North 11°36'49" West a distance of 79.89 feet to a point; thence South 78°23'11" West a distance of 109.63 feet to a point; thence 30.86 feet along the arc of a curve to the left, said curve having a radius of 37.50 feet and subtended by a chord of North 11°36'54" West 30.00 feet, to a point; thence North 78°23'11" East a distance of 109.63 feet to a point; thence North 11°36'49" West a distance of 140.13 feet to a point; thence North 18°33'33" West a distance of 80.42 feet

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to a point; thence North 25°10'26" West a distance of 80.37 feet to a point; thence North 32°20'24" West a distance of 80.37 feet to a point; thence North 39°17'43" West a distance of 75.65 feet to a point; thence North 46°40'46" West a distance of 80.33 feet to a point; thence North 65°57'38" West a distance of 508.28 feet to a point; thence South 77°32'11" West a distance of 200.39 feet to a point; thence North 24°02'22" East a distance of 169.20 feet to a point; thence South 65°57'38" East a distance of 1566.63 feet to a rebar found; thence South 53°12'47" East a distance of 481.14 feet to a rebar found on the Land Lot Line common to Land Lots 216 and 231; thence, along said Land Lot Line, South 59°49'31" West a distance of 1759.81 feet to a 1" open top pin found; thence, leaving said Land Lot Line, North 30°07'49" West a distance of 1044.52 feet to a square top pin found; thence South 58°47'30" West a distance of 211.46 feet to a 1" open top pin found on the Land Lot Line common to Land Lots 231 and 232; thence, along said Land Lot Line, North 30°01'18" West a distance of 1105.44 feet to a 1.5" open top pin found; thence North 29°19'56" West a distance of 176.37 feet to a rebar found on the southeasterly right of way line of Old Suwanee Road (80' right of way) and the POINT OF BEGINNING.

Said tract or parcel contains 27.8838 acres and is known as Gwinnett County Tax Parcel 7-231-587 and is shown as Conservation Space #2 on that certain Final Plat for: Unit I of Twin Bridges, Sheet 4, dated September 15, 2015, prepared by McNally & Patrick, Inc. and bearing the seal of Lloyd C. McNally, Jr., Ga. R.L.S. No. 2040

EXHIBIT C
By-Laws

BY-LAWS
OF
TWIN BRIDGES HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION. The name of the corporation is Twin Bridges Homeowners Association, Inc., hereinafter referred to as the "Association". The principal office of the Association shall be located at 2030 Buford Hwy, #681, Buford, GA 30515, Gwinnett County, Georgia but meetings of members and directors may be held at such a place within the State of Georgia, as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1. "Association" shall mean and refer to Twin Bridges Homeowners Association, Inc., its successors and assigns.

Section 2. "Board of Directors" or "Board" shall mean and refer to the Association's board of directors as provided for in the Associations's Article of Incorporation and By-Laws.

Section 3. "Common Area" shall mean and refer to all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Declarant" shall mean and refer to Almont Homes NE, Inc., and Tincup Investment, Inc.

Section 5. "Declaration" shall mean and refer to the Declaration of Easement, Covenants, and Conditions and restrictions of TWIN BRIDGES applicable to the property and recorded in the office of Gwinnett County Superior Court Deed Records.

Section 6. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Property with the exception of the Common Area and delineated public streets.

Section 7. "Members" shall mean and refer to those persons entitled to membership as provided in the Declaration.

Section 8. "Member in good standing" shall refer to a member of the Association who owns property within the subdivision, does not have any outstanding fines and/or assessments, and does not have any outstanding violations according to the CCR or Community Standards.

Section 8. "Builder" shall mean and refer to any individual or entity which acquires one or more Lots for the purpose of constructing improvements.

Section 9. "Owner" shall mean and refer to the recorded owner, whether one or more persons or entities, of a fee simple title to any improved Lot to which is a part of the Property, and on which property there exists a complete home which is or has ever been occupied as a residence, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation and excluding those Lots owned by the Declarant and Builders.

Section 10. "Property" shall mean and refer to that certain real property described in the Declaration, and such additional property thereto as may hereafter be brought within the jurisdiction of the Association in accordance with the Declaration.

Section 11. "Subdivision" shall mean and refer to all or any portion of the Property which has been recorded as such per plat in the office of the Superior Court of GWINNETT County.

ARTICLE III MEMBERSHIP AND VOTING RIGHTS

Section 1. The Declarant, every Owner and every Builder shall be Members of the Association. Membership shall be appurtenant to and may not be separated from the ownership of any Lot.

Section 2. The Association shall have two classes of voting Membership:

Class A. Class A Members shall be all Owners and Other Builders, and Class A Members shall be entitled to one (1) vote for each Lot owned. When more than one person and/or entity holds an interest in any Lot all such persons and/or the entity shall be Members. The vote for such a Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant or assigns and shall be entitled to one (1) votes for each Lot owned. The Class B Membership shall cease and be converted to Class A Membership three (3) months after the time when 100% of the Lots are deeded to Class A members.

ARTICLE IV MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the Members shall be held within one (1) year from the date of the organizational meeting of the Association and each subsequent regular annual meeting of the Members shall be held on a designated date and time each year thereafter, as selected by the Board of Directors.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the President of the Association or by the Board of Directors or upon a written request of one-fourth (1/4) of members in good standing from either Class A or Class B.

Section 3. Notice of Meetings. Notice of each meeting of the Members shall be given by, or at the directions of, the Secretary or person authorized to call the meeting, by posting a sign at the entry to the Subdivision at least seventy-two (72) hours prior to such meeting denoting the time, date and place of the meeting.

Section 4. Quorum. The presence of the Members considered to be in good standing, or of proxies entitled to vote, comprising of 1/3 of Class A and 1/3 of Class B voters shall constitute a quorum at a meeting for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If the required quorum is not present, a "subsequent" meeting may be called subject to the same notice requirement, and the required

quorum shall be one half (½) of the required quorum at the preceding meeting. No “subsequent” meeting shall be held more than sixty (60) days after the first set meeting.

Section 5. Proxies. At all meetings of Members where voting is to occur, each Member in good standing may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary prior to the start of the meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.

ARTICLE V

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of Directors, consisting of three (3) persons, who must be Members of the Association.

Section 2. Term of Office. The initial directors of the Association shall be Bryan MacKendrick, Ricky Greason, and Mary White who shall serve until the Members elect otherwise. Directors shall be elected biennially by the Members and shall serve for a term of two (2) years. Such elections shall take place at, or within fourteen (14) days of, the Annual Meeting of Members in the applicable year.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the remaining members of the Board. In the event of death, resignation, or removal of a director, his successor shall be selected by majority vote of members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. Directors shall not be compensated for service as a director other than actual expenses incurred in performing a director’s duties or, to the extent approved by the Board, for professional work done for the Association as an independent contractor. The Board may so approve even though such work is related to coincident with the director’s duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting or in lieu of a formal meeting which they could take

at a meeting by obtaining the written or oral approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE VI NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made biennially from the floor at the annual meeting. Such nominations may be made from among the Members or non-members; however, nominees must be Members of the Association and considered by the current Board of Directors to be in good standing

Section 2. Election. Election to the Board of Directors must be completed within fourteen (14) days of the annual meeting and may be by secret written ballot, proxy, or voice vote. At such an election the Members deemed to be in good standing or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VII MEETING OF DIRECTORS

Section 1. Regular Meetings. Meetings of the Board of Directors shall be held at such place and hour may be determined by the Board, without notice to Members.

Section 2. Special Meetings. A special meeting of the Board of Directors shall be held when called by the President of the Association, or by any Director, or by 50% of the votes of either Class A or B of membership in the Association after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act of decision done or made by a majority of the directors

present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII
POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infractions thereof;
- (b) suspend the voting rights and the right to use the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association, thus deeming said Member to not be in good standing. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;
- (c) exercise all power or authority not otherwise reserved to the Members and, without limitation, approve and cause the payment of the Association's expenses with regard to its formation and operation thereafter;
- (d) declare the office of a member of the Board of Directors to be vacant in the event such members shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- (e) employ a manager, lawyer, an independent contractor, or such other employees as the deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the right of the Board of Directors to:

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one-fourth ($\frac{1}{4}$) of either class of Members who are entitled to vote;

- (b) supervise all offices, agents and employees of this Association, and to see that their duties are properly performed;
- (c) as more fully provided in the Declaration, to:
 - (i) fix the amount of the annual assessment against each Lot at least fifteen (15) days in advance of each annual assessment period;
 - (ii) provide notice of each assessment to every Owner subject thereto in advance of each annual assessment period; and
 - (iii) pursue legal action against any property for which assessments are not paid within thirty (30) days after the due date or to bring an action at law against an Owner personally obligated to pay the same.
- (d) issue, or cause an appropriate office to issue, upon demand by any person, a certificate setting for whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates.
- (e) procure and maintain adequate liability and hazard insurance on property owned by the Association.
- (f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- (g) cause the Common Area to be maintained, or improved, and taxes paid thereto;
- (h) cause the mowing of from lawns as provided in the Declaration;
- (i) cause the entrance of the Subdivision to be maintained; and
- (j) otherwise carry out the purpose of the Association.

ARTICLE IX

OFFICES AND THEIR DUTIES

Section I. Enumeration of Officers. The officers of this Association shall be a President, Vice President, Secretary, and a Treasurer, who shall at all times be members of the Board of Directors, and such other officers as the Board may from time to time by resolution create. All officers must be Members of the Association.

Section 2. Election of Officers. The elections of officers shall take place at the first meeting of the Board of Directors after the first annual meeting and then following each second annual meeting of the members, by majority of vote of the members of the Board. The officers shall serve until they shall resign, be replaced, or re-elected at the end of term.

Section 3. Term. After the initial annual meeting, the officers of the Association shall be elected bi-annually by the Board and each shall hold office for two (2) years unless s/he shall sooner resign, or shall be removed, or otherwise disqualified to serve until the Board of Directors has been turned over to homeowner control. At that time, officers of the Association shall be elected bi-annually by the Members of the Association and each shall hold office for two (2) years unless s/he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special appointments. The Board may elect such officers as the affairs of the Association may require, each of whom shall hold office for such periods, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed such vacancy shall serve for the remainder of the term of the office s/he replaces.

Section 7. Multiple Offices. The offices of President, Vice President, Secretary, and Treasurer may be held by the same person except no person shall be both President and Secretary.

Section 8. Duties. The duties of the officers are as follows:

President

- (a) The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and other written instruments and may sign all checks and promissory notes.

Vice President

- (b) The Vice President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board and may sign all checks and other written instruments, including promissory notes.

Secretary

- (c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it on all papers requiring said seal serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board, including signing all checks.

Treasurer

- (d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause and annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare and annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members, and may sign all checks.

ARTICLE X
COMMITTEES

The Directors, by majority vote, may appoint an Architectural Control Committee composed of at least one member of the Board, as provided in the Declaration. In addition, the Board of Directors may appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE XI BOOKS AND RECORDS

The books, records, and papers of the Association shall at all times, upon reasonable notice, be subject to inspection only by any Member. The Articles of Incorporation, the Declaration and the By-Laws of the Association shall be available for reasonable inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XII ASSESSMENTS

As more fully provided in the Declaration, each Member is obligated to pay the Association annual or special assessments or fines (collectively the "Charge"). Such Charge shall be secured by pursuing legal action upon the Lot(s) against which the Charge is made. Any Charge which is not paid when due shall be delinquent. If the Charge is not paid within thirty (30) days after the due date, the Charge shall bear interest from the due date at the rate of twelve percent (12%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same against the Lot(s), and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of the Charge. No Owners may waive or otherwise escape liability for the Charge provided for herein by nonuse of the Common Area or abandonment of a Lot. The assessments levied by the associations shall be used exclusively to promote the recreation, health, safety, and welfare of the residents of the

Subdivision and for the improvement and maintenance of the Common Area, including recreation areas, and the payment of taxes and hazard and liability insurance premiums on property owned by the Association and for other purposes of the Association.

ARTICLE XIII CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: TWIN BRIDGES HOMEOWNERS ASSOCIATION, INC.

ARTICLE XIV AMENDMENTS

Section 1. These By-Laws may be amended by the Board and presented to the Members at the Annual or at a Special Meeting of the Members for voting. An attendance quorum as established in Article IV, Section 5 is required to amend these By-Laws. The majority of votes from combined Members present or represented by proxy must be presented for amendments to pass,, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is a Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles of Incorporation shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XV DISSOLUTION

The Corporation may be dissolved with the assent given in writing and signed by not less than two-thirds ($\frac{2}{3}$) of each class of voting members and the approval of the GWINNETT County Board of Commissioners. Upon dissolution of the Corporation, other than incident to a

merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

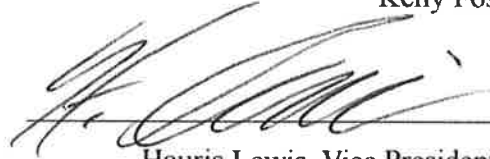
ARTICLE XVI
MISCELLANEOUS

The fiscal year of the Association shall begin on the first (1st) day of January and end of the thirty-first (31st) day of December every year, except that the first fiscal year shall begin on the date of incorporation.

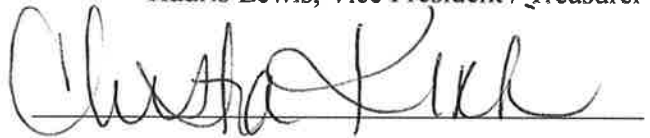
IN WITNESS WHEREOF, we being all the directors of the Association, have hereunto set our hand this 10 day of March, 2021.



Kelly Foss, President



Hauris Lewis, Vice President / Treasurer



Christa Kirk, Secretary

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting Secretary of the Association, a Georgia Corporation, and

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 10 day of March, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association on this 10th day of March, 2021.



Christa Kirk

Christa Kirk, Secretary

IN WITNESS WHEREOF, the undersigned, being the President of the Association herein, has hereunto set its hand and seal this 10th day of March, 2021.

ASSOCIATION: Twin Bridges Homeowners Association, Inc.,
A Georgia nonprofit corporation

By: K. Foss

Kelly Foss, PRESIDENT

Sworn to and subscribed before me this,
10th day of March, 2021.

Attest: Christa Ark

_____, SECRETARY

Vickie B. Copenhaver

Witness

Vickie B. Copenhaver

Notary Public



EXHIBIT “D”

Consents



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 937 Pont du Grand Court.

Owner Name: John Pae

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature:  Date: 2/23/2021

2030 Buford Hwy. Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3908 Two Bridge Drive Buford, GA 30518

Owner Name: Stuart Knight and Brandy Knight

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Stuart Knight Date: 3/1/2021

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford

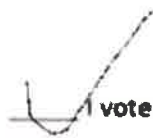


Kelly Foss, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-0423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4119 Two Bridge Dr. Buford, GA. 30518

Owner Name: Gemma Smith



☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Gemma Smith **Date:** 11/10/21

2030 Buford Hwy., Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4109 Two Bridge Dr

Owner Name: Wei Li

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 01/12/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4299 Two Bridge Dr.

Owner Name: Jeff & Andrea Sorrell

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Andrea Sorrell

Date: 2-23-21



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4008 Two Bridges Drive Buford GA 30515

Owner Name: Yoo, Kwang S

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: C. Yoo Date: 1/13/2021

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 412-344-0175 | Christa Kork, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4158 Two Bridge Dr. Buford GA 30518

Owner Name: Gee Heon Kim

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1-14-21

2030 Buford Hwy, Box 681
Buford, GA 30515

Twin Bridges: homeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Fink, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-0175 | Chris Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4095 Two Bridge Court

Owner Name: Fernando Hawkins

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature]

Date: February 24, 2021

Return to: twinbridgeshomeownersassoc@gmail.com

2020 DuPont Hwy, Box 603
Duluth, GA 30091

Twin Bridges Homeowners Assoc (gmail.com) Facebook: Twin Bridges Community DuPont



Kelly Foss, President: 770-315-9407 | Haines Lewis, VP & Treasurer: 812-344-0178 | Christa Kirk, Secretary: 404-641-9423

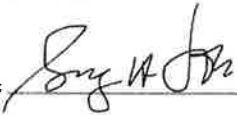
Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3949 Two Bridge Drive

Owner Name: Sung Hyun Joe

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature:  Date: 1-8-2020

Return to: twinbridgeshomeownersassoc@gmail.com

3940 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com / Facebook: Twin Bridges Community Buford





Kelly Foss, President: 770-315-6407 | Haaria Lewis, VP & Treasurer: 813-344-0125 | Christa Kirk, Secretary: 404-611-9422

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3928 Two Bridge Dr. Buford GA 30518

Owner Name: Chong W. Yi

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1-14-2020

2030 Buford Hwy, Box 681
Buford, GA 30015

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Fox, President: 770-315-9407 | Heidi Lewis, VP & Treasurer: 412-344-8370 | Chelsea Kirk, Secretary: 604-641-0423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 980 Skyway Bridge Lane, Buford GA

Owner Name: David and Jeanne Emico Otter

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 4/12/2021
David Emico Otter

Return to: twinbridgeshomeownersassoc@gmail.com

2830 Buford Hwy, Box 641
Buford, GA 30513

TwinBridges homeownersAssoc@gmail.com | Facebook: Twin Bridges Community District



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 981 SKYWAY BRIDGE LN

Owner Name: EMIL KURIAN GEORGE

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: 

Date: 02/26/2020



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 956 Pont du Gard

Owner Name: Lynn Bernadine

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: La

Date: 1/27/21

Return to: twinbridgeshomeownersassoc@gmail.com



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 947 PONT DU GARD CT

Owner Name: WONOH KIM

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature:  Date: 1/22/2021

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 961 Pont Du Gard Court

Owner Name: William & Nyree Edmett

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: William Edmett Date: 1/9/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 966 Pont Du Gard Ct Buford, GA 30518

Owner Name: Soojin Lee

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 01/23/21

2030 Buford Hwy, Box 681
Buford, GA 30515

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Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 957 PONT DU GARD CT.

Owner Name: CHRIS BUTTS & Karen Cound

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: 

Date: 1-20-2021

Karen R. Cound

1-20-2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy., Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3909 Two Bridge Drive, Buford GA, 30518

Owner Name: Sean C. Anderson



☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: 

Date: January 14th, 2020

2030 Buford Hwy, Box 681
Buford, GA 30515

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Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3952 Golden Gate Way
Owner Name: Shirley Fuller Ruffin

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Shirley Fuller-Ruffin Date: 1-12-2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy. Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3978 Two bridge Dr. Buford, GA 30518

Owner Name: Ji Eun Kang

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Ji Kang Date: 01/15/21

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3982 Golden Gate Way

Owner Name: Hauris Lewis

X I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: *Hauris Lewis* Date: 01/12/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

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Heidi Foss, President: 770-314-9811 • Hannah Levine, VP & Treasurer: 812-444-0171 • Christa Burke, Secretary: 404-741-9421

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3959 TWO BRIDGE DR. BUFORD, GA 30518

Owner Name: CHUL-HO KIM

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature:  Date: 3-3-2021

Return to: twinbridges@gmail.com

2000 Buford Way, Box 665
Buford, GA 30518

twinbridges@gmail.com • Voter_tgmail.com • Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3999 Two Bridge Dr Buford, GA 30518

Owner Name: Sung, Ki Jung

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: 

Date: 1/26/2021

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4003 Golden Gate Way

Owner Name: Seung Nam

X I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature:  Date: 1/20/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4009 Two Bridge Dr., Buford, GA 30518

Owner Name: Sunny Kimn

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: *Sunny Kimn* Date: Jan/14/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4009 Two Bridge Dr., Buford, GA 30518

Owner Name: Sunny Kimn

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: *Sunny Kimn* Date: Jan/14/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9123

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4039 Two Bridge Dr

Owner Name: Dash Jeon

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Dash Jeon Date: 1/13/2021

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4032 Golden Gate Way. Buford GA 30518

Owner Name: Sung Hun Kim

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature]

Date: 1/13/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

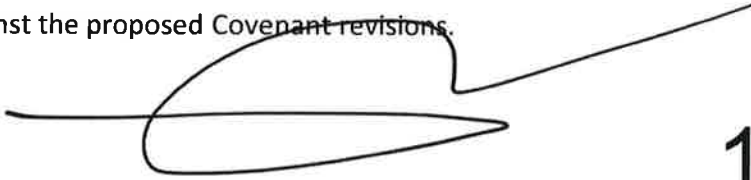
Property Address: 4025 Two Bridge Ct

Owner Name: Rick Hwang

☒ **X**

I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: 

Date: 1/14/21

2030 Buford Hwy, Box 681
Buford, GA 30515

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Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4044 Two Bridge Ct

Owner Name: Sharon & Basil Williams

 x I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Sharon Williams Date: 1/6/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



K. Ily Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Property Voting Form - 2021 Proposed Covenant Revisions

Property Address:**4048 Two Bridge Dr**.....

Owner Name: **Raza Momin**

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: *Raza Momin* Date: **1/10/2021**

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4052 Golden Gate Way

Owner Name: Rebecca Carper

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature:  Date: 1/7/21

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3918 Two Bridge Dr.

Owner Name: Jurtine + Darrell
Reed



 I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: [Handwritten Signature] Date: 3/3/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4069 Two Bridge Drive, Buford, GA 30518

Owner Name: Christa Kirk

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: /s/ Christa Kirk

Date: 1/11/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4079 Two Bridge Dr

Owner Name: Sam Pick

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature]

Date: 1-11-2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4104 Two Bridge Ct Buford Ga 30518

Owner Name: Karen J Suarez de James

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Handwritten Signature]

Date: 01/15/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4098 Two Bridge drive

Owner Name: Michale Dexter and Kelly Jones

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Michael Dexter and Kelly Jones Date: 1/14/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address:

4085 Two Bridge Ct

Owner Name:

William Eric Wheeler

☒

vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature:

W.E. Wheeler

Date:

01/10/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4108 TWO BRIDGE DR, BUFORD, GA 30518

Owner Name: CAN T HUYNH

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature:  Date: 2/4/2021

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4138 Two Bridge DR, Buford GA 30508

Owner Name: YONG B Lee

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1/12/2021

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4149 TWO BRIDGE DRIVE

Owner Name: Eddie Wang

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature:  Date: 01/15/2021

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4278 Two Bridge Drive

Owner Name: Li Lu

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature:  Date: 1/8/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3989 Two Bridge Drive, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4002 Golden Gate Way, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

 x I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4024 Two Bridge Court, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

 X I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4049 Two Bridge Drive, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4054 Two Bridge Court, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

 X I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4064 Two Bridge Court, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

 X I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4075 Two Bridge Court, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4159 Two Bridge Drive, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

 x I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4169 Two Bridge Drive, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

 x I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4248 Two Bridge Court, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

 X I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4258 Two Bridge Court, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

 X I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4089 Two Bridge Drive, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

 x I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4268 Two Bridge Court, Buford, GA 30518

Owner Name: Tincup Investments, PO Box 459, Suwanee, GA 30024

 X I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: Scott White Date: 1/4/21

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4058 Two Bridge Dr., Buford, GA 30511

Owner Name: Howard Kwon

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: 

Date: 02/23/2021

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-0423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address:

404 Twin Bridges Cir

Owner Name:

Tom Kirk

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature:

Date:

2/16/21

Return to: twinbridgeshomeownersassoc@gmail.com

2020 Revised HOA - Nov 18
Ballot, CA 92015

Twin Bridges Homeowners Association (Twin Bridges Community Ballot)



Kelly Foss, President: 770-815-0407 | Heidi Lewis, VP & Treasurer: 812-444-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3983 Glenview Circle Way

Owner Name: Kyong Kim

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Kyong Kim Date: 1-28-2021

Return to: twinbridgeshomeownersassoc@gmail.com

2020 Bedford Hwy, Box 681
Bedford, GA 30511

TwinBridgesHomeownersAssoc@gmail.com / Facebook: Twin Bridges Community Hub



Kelly Fox, President: 770-315-0407 | Harris Lewis, VP & Treasurer: 812-344-0173 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 971 Skyway Bendac Lane

Owner Name: Cayoung Kim

Yes I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1/28/21

Return to: twinbridgeshomeowners@gmail.com

2070 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9437 | Harris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 960 Skyway Bridge

Owner Name: In Suk Kim

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1-28-21

Return to: twinbridgeshomeownersassoc@gmail.com

2076 Buford Hwy, Box 641
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Laura Lewis, VP & Treasurer: 812-344-0125 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 11000 Twin Bridge Cir, Buford, GA 30515

Owner Name: John & Susan Howard & Gregory Sue Koon

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 01/23/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 281
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridge Community Buford



Kelly Fox, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-6175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: ⁹3888 Two Bridge Drive, Buford GA 30518

Owner Name: Eunice E. FANC

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature]

Date: 1/26/2021

2019 Buford Hwy, Box 641
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Finn, President: 770-315-9407 | Hams Lewis, VP & Treasurer: 812-344-6121 | Christa Kirk, Secretary: 404-641-9421

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4042 Golden Gate Way

Owner Name: Dubeom Lee

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 07/1/2021

2020 Robert Hays, Unit 111
Buckhead, GA 30315

TwinBridges@comcast.net or twinbridges@gmail.com | Facebook: Twin Bridges Community Buckhead



Kelly Foss, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-6175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4053 Golden Gate Way, Buford, GA 30518

Owner Name: Cindy Kiser

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1/23/21

3030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-0175 | Christina Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3997 Golden Gate Way Buford, GA 30518

Owner Name: Esther Lee

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature]

Date: 1/23/2021

2050 Buford Hwy, Box 681
Buford, GA 30515
TwinBridgesHomeowners@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3948 Two Bridge Dr. Buford GA. 30518

Owner Name: Sang Buhm Kim

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: 

Date: 01/14/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Fink, President 770.315.9837 | Heidi Lewis, VP & Treasurer 812.344.0175 | Christa Kirk, Secretary 404.441.9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4035 Two Bridge Ct Buford, Ga 30518

Owner Name: Khongaro + Mija Choi

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1-15-21

2019 Buford Hwy, Box 441
Buford, GA 30515

TwinBridgesHomeownersAssociation@gmail.com | Facebook: Twin Bridges Community Bldg



Kelly Voss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4128 Two Bridge Drive

Owner Name: Se Park

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1/17/2021

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9497 | Harris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 19105 Twin Bridges Ct

Owner Name: Nathan P Jones

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1/22/21

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-611-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4704 Two Bridges Ct

Owner Name: Christa Kirk

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Christa Kirk Date: 10/23/2020

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Hauris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4094 Two Bridge Ct.

Owner Name: Lyndsay + Luis Kim

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1/8/2021

Return to: twbridgeshomeownersassoc@gmail.com

2020 Printed May, Box 483
DeCatur, GA 30030

(twbridgeshomeownersassoc@gmail.com) Facebook: Twin Bridges Community Hub/rd



Kelly Foss, President: 770-115-9407; Laurin Lewis, VP & Treasurer: 812-344-0175; Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4034 Twin Bridge Ct

Owner Name: Nick & Kelly Foss

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1/8/21

Return to: twinbridgeshomeownersassoc@gmail.com

2030 Buford Hwy, Box 68
Buckhead, GA 30315

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Homeowners Assoc | Instagram: Twin Bridges Homeowners Assoc



Kelly Fox, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4014 Two Bridge Ct, Buford GA 30518

Owner Name: THU HO & NGUYEN LE

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature]

Date: 01/08/20

Return to: twinbridgeshomeownersassoc@gmail.com

2010 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Post, President: 773-315-9407 | Sharris Lewis, VP & Treasurer: 812-244-5175 | Chrica Kline, Secretary: 414-441-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3939 Two Bridges Dr.

Owner Name: CARRY

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1/7/21

Return to: twbridgeshomeownersassoc@gmail.com

2010 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Notary: Carol Presbitero, 770-345-9107 | Harris Leach, VP & Treasurer, 410-341-2075 | Cheryl K. K. Secretary, 404-444-1111

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4267 TWIN BRIDGE DRIVE

Owner Name: PRADIN & MADHULA KAMENIA

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Pradin V. Kamania Date: 01/14/2021

Return to: twinbridgeshomeownersassoc@gmail.com

2020 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-0175 | Clinton Kirk, Secretary: 404-661-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3962 Golden Gate Way
Owner Name: Winston McFadden / Annelisa McFadden

☒ I vote in favor of the proposed Covenant revisions.
☐ I vote against the proposed Covenant revisions.

Owner Signature: Annelisa McFadden Date: Jan 23, 2021



Jelly Foss, President: 770-345-9407 | Harris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9421

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3972 Golden Gate Way, Buford, GA 30518

Owner Name: Andrew & Young Chow

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature]

Date: Jan 23/21

2030 Buford Hwy, Box 664
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges



Kelly Fox, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 817-344-0175 | Christa Kirk, Secretary: 404-611-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4084 Two Bridge Ct

Owner Name: Bhavinkumar & Society

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Sushy Patel Date: 1/27/21

Return to: twinbridgeshomeownersassoc@gmail.com

2019 Buford Hwy, Box 681
Buford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Toss, President: 720-515-9407 / Henry Lewis, VP & Treasurer: 812-344-0125 / Chriss Kinn, Secretary: 404-951-0423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3973 Colden Crk Way

Owner Name: William Pratt

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature]

Date: 1-28-2021

Return to: twinbridgeshomeownersassoc@gmail.com

2020 District Hwy, Box 602
Gainesville, GA 30606

twinbridgeshomeownersassoc@gmail.com | Facebook: Twin Bridges Community Hub



Kelly Fox, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 813-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 3943 Golden Gate

Owner Name: Young Mo Jeong

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: [Signature] Date: 1/28/21

Return to: twinbridgeshomeownersassoc@gmail.com

2050 Buford Hwy, Box 681
Duluth, GA 30515

twinbridgeshomeownersassoc@gmail.com | Facebook: Twin Bridges Community Buford



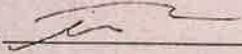
Kelly Fox, President: 770-315-0897 | Harro Lewis, VP & Treasurer: 812-344-6175 | Christa Kiek, Secretary: 404-641-9023

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4309 Two Bridge Drive
Bufoed GA 30518
Owner Name: Mansoor Badihi

Yes I vote in favor of the proposed Covenant revisions.

 I vote against the proposed Covenant revisions.

Owner Signature: 

Date: 1/23/2021

2020 Bufoed Hwy, Box 681
Bufoed, GA 30515

TwinBridgesHomes.com | Email: twinsb@twinsb.com | Facebook: Twin Bridges Community Bufoed



Kelly Fess, President: 770-315-9407 | Hanna Lewis, VP & Treasurer: 812-331-0178 | Christa Kirk, Secretary: 904-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4279 Two Bridge Dr

Owner Name: Steven Jefferson

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Steven Jefferson Date: 1/23/21

2030 Baked Hwy, Box 681
Heford, GA 30515

TwinBridgesHomesortMansions@gmail.com | Facebook: Twin Bridges Community Heford



Kelly Foss, President: 370-315-6407 | Hattie Lewis, VP & Treasurer: 812-344-0175 | Christa Kuk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4238 Two Bridge Drive

Owner Name: Tijan Foon and Kunna Faal

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Kunna Faal Date: 1/23/21

2030 Dulked Hwy, Box 681
Bilford, GA 30515

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Houshd



Kelly Fox, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-6175 | Chelsea Kirk, Secretary: 404-661-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4289 Twin Bridge Dr, Buford
GA 30513

Owner Name: Edward & Heather XI

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: Edward Lewis Date: 01/23/21

2030 Buford Hwy, Box 681
Buford, GA 30513

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford



Kelly Foss, President: 770-315-9407 | Harris Lewis, VP & Treasurer: 812-344-0175 | Christa Kirk, Secretary: 404-641-9423

Proxy Voting Form - 2021 Proposed Covenant Revisions

Property Address: 4055 two Bridge Ct

Owner Name: SO Yi

☒ I vote in favor of the proposed Covenant revisions.

☐ I vote against the proposed Covenant revisions.

Owner Signature: SO Yi Date: 1/22/21

Return to: twinbridgeshomeownersassoc@gmail.com

2010 Buford Hwy, Box 683
Buford, GA 30517

TwinBridgesHomeownersAssoc@gmail.com | Facebook: Twin Bridges Community Buford