
BYLAWS
OF
CONCORD HALL OWNERS ASSOCIATION, INC.

TABLE OF CONTENTS

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ARTICLE I	NAME AND LOCATION	1
ARTICLE II	DEFINITIONS	1
	Section 1. "Association"	1
	Section 2. "Common Area"	1
	Section 3. "Declarant"	2
	Section 4. "Declaration"	2
	Section 5. "Lot"	2
	Section 6. "Member"	2
	Section 7. "Owner"	2
	Section 8. "Properties"	3
ARTICLE III	MEETING OF MEMBERS	3
	Section 1. Annual Meetings.	3
	Section 2. Special Meetings.	3
	Section 3. Notice of Meetings.	4
	Section 4. Quorum.	4
	Section 5. Voting and Proxies.	5
ARTICLE IV	BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE	5
	Section 1. Number.	5
	Section 2. Term of Office.	6
	Section 3. Removal.	6
	Section 4. Compensation.	6
	Section 5. Action Taken Without a Meeting.	6
ARTICLE V	NOMINATION AND ELECTION OF DIRECTORS	7
	Section 1. Nomination.	7
	Section 2. Election.	7
ARTICLE VI	MEETINGS OF DIRECTORS	8
	Section 1. Regular Meetings.	8
	Section 2. Special Meetings.	8
	Section 3. Quorum.	8
ARTICLE VII	POWERS AND DUTIES OF THE BOARD OF DIRECTORS	9
	Section 1. Powers.	9
	Section 2. Duties.	10
ARTICLE VIII	OFFICERS AND THEIR DUTIES	12
	Section 1. Enumeration of Offices.	12
	Section 2. Election of Officers.	12
	Section 3. Term.	12
	Section 4. Special Appointments.	13
	Section 5. Resignation and Removal.	13

Section 6. Vacancies.	13
Section 7. Multiple Offices.	13
Section 8. Duties.	14
ARTICLE IX INDEMNIFICATION	15
Section 1. Liability.	15
Section 2. Expenses.	17
Section 3. Non-exclusive.	18
Section 4. Extent of Indemnity.	18
ARTICLE X COMMITTEES	19
ARTICLE XI BOOKS AND RECORDS	19
ARTICLE XII ASSESSMENTS	20
ARTICLE XIII CORPORATE SEAL	21
ARTICLE XIV AMENDMENTS	21
Section 1. Amendments.	21
Section 2. Conflicts.	21
ARTICLE XV MISCELLANEOUS	22

BYLAWS
OF
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ARTICLE I

NAME AND LOCATION

The name of the corporation is Concord Hall Owners Association, Inc., hereinafter referred to as the "Association". The initial principal office of the corporation shall be located at 1377 Barclay Circle, Suite A, Marietta, Georgia 30060, but meetings of members and directors may be held at such places within the State of Georgia, County of Fulton, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to Concord Hall Owners Association, Inc., a Georgia nonprofit corporation, its successors and assigns.

Section 2. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the Owners.

Section 3. "Declarant" shall mean and refer to Brighton Homes, Inc., a Georgia corporation, its successors and assigns as provided in the Declaration.

Section 4. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for Concord Hall applicable to the Properties and recorded in the Office of the Clerk of the Superior Court of Fulton County, Georgia.

Section 5. "Lot" shall mean and refer to any plot of land intended for residential use shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Member" or "member" shall mean and refer to those persons entitled to membership as provided in the Declaration and Articles of Incorporation of the Association.

Section 7. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 8. "Properties" shall mean and refer to that certain real property described in the Declaration, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

ARTICLE III
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 incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of seven o'clock, P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

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Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of the secretary or person authorized to call the meeting, by mail: a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, the votes of the Class B member, if any, and one-tenth (1/10) of the votes of the Class A membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented. No business shall be transacted at any meeting unless a quorum is present.

Section 5. Voting and Proxies. Voting rights of members shall be as set forth in the Articles of Incorporation of the Association and in the Declaration. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot. Except as otherwise provided in the Articles of Incorporation of the Association, or in the Declaration or in these Bylaws, a majority of the votes entitled to be cast by all members present in person or by proxy and voting at a meeting of the members shall be necessary and sufficient to decide and act upon any question which shall come before the meeting.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by an initial Board of three (3) directors, who need not be members of the Association, while the Class B membership shall exist. At such time as the Class B membership shall cease to exist, the affairs of this Association shall be managed by a Board of nine (9) directors, who need not be members of the Association.

Section 2. Term of Office. Prior to the termination of the Class B membership, the members shall elect directors for a term of one (1) year. At the first annual meeting after the termination of the Class B membership, the members shall elect three directors for a term of one (1) year, three directors for a term of two (2) years and three directors for a term of three (3) years; and at each annual meeting thereafter the members shall elect three directors for a term of three (3) years.

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

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

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

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

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members

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 VI
MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, 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 or 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 infraction thereof;

(b) suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. 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 for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

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ant in the event such member shall be absent
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uties. It shall be the duty of the Board of

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(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.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise be disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, 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 to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

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 shall co-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.

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.

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 an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an 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.

ARTICLE IX INDEMNIFICATION

Section 1. Liability. Every person now or hereafter serving as a director or officer of the Association and any and all former directors and officers shall be indemnified and held harmless by the Association from and against any and all loss, cost, liability, and expense that may be imposed upon or incurred

by him or her in connection with or resulting from any threatened, pending, or completed claim, action, suit, or proceeding (other than an action by or in the right of the Association), whether civil, criminal, administrative, or investigative, in which he or she may become involved, as a party or otherwise, by reason of his or her being or having been a director or officer of the Association, or arising from his or her status as such, regardless of whether such person is acting in such capacity at the time such loss, cost, liability or expense shall have been imposed or incurred. As used herein, the term "loss, cost, liability and expense" shall include, but shall not be limited to, any and all costs, expenses (including attorneys' fees and disbursements), judgments, penalties, fines, and amounts paid in settlement incurred in connection with any such claim, action, suit, or proceeding if such person acted in a manner he or she reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, if such person had no reasonable cause to believe his or her conduct was unlawful. The termination of any claim, action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in a manner which he or she reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was unlawful. If any such

claim, action, suit, or proceeding is settled (whether by agreement, plea of nolo contendere, entry of judgment or consent, or otherwise) the determination in good faith by the Board of Directors of the Association that such person acted in a manner he or she reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, such person had no reasonable cause to believe his or her conduct was unlawful, shall be necessary and sufficient to justify indemnification.

Section 2. Expenses. The Association shall indemnify and hold harmless any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action or suit by or in the right of the Association to procure a judgment in its favor by reason of the fact he or she is or was a director, officer, employee, or agent of the Association, against expenses (including attorneys' fees and disbursements) and any other amounts now or hereafter permitted by applicable law actually and reasonably incurred by him or her in connection with the defense or settlement of such action or suit, if he or she acted in good faith and in a manner he or she reasonably believed to be in or not opposed to the best interest of the Association; except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine

upon application that, despite the adjudication of liability but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses as the court shall deem proper. Expenses incurred in any claim, action, suit, or proceeding may be paid by the Association in advance of the final disposition of such claim, action, suit or proceeding as authorized by the Board of Directors in the specific case, upon receipt of an undertaking by or on behalf of the director or officer to repay such amount if it shall ultimately be determined that he or she is not entitled to be indemnified by the Association.

Section 3. Non-exclusive. The foregoing rights of indemnification and advancement of expenses shall not be deemed exclusive of any other right to which those indemnified may be entitled, and the Association, acting through its Board of Directors, may provide additional indemnity and rights to its directors, officers, employees and agents.

Section 4. Extent of Indemnity. The provisions of this Article IX shall cover claims, actions, suits and proceedings, civil or criminal, whether now pending or hereafter commenced and shall be retroactive to cover acts or omissions or alleged acts or omissions which heretofore have taken place. In the event of the death of any person having a right of indemnification or advancement of expenses under the provisions of this Article IX,

such right shall inure to the benefit of his or her heirs, executors, administrators and personal representatives. If any part of this Article IX should be found to be invalid or ineffective in any proceeding, the validity and effect of the remaining provisions shall not be affected."

ARTICLE X
COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these Bylaws. In addition, the Board of Directors shall 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, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for 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 to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency 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 or action to foreclose the lien against the property, or both, and interest, charges costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waiver or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

ARTICLE XIII
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: Concord Hall Owners Association, Inc.

ARTICLE XIV
AMENDMENTS

Section 1. Amendments. These Bylaws may be amended, at a regular or special meeting of the members, by a majority of the votes of the members present, in person or by proxy, and voting at a meeting duly called for this purpose at which a quorum shall be present, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

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

ARTICLE XV
MISCELLANEOUS

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

END OF BYLAWS

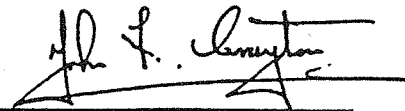
CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of Concord Hall Owners Association, Inc., a Georgia nonprofit corporation, and,

THAT the foregoing Bylaws constitute the original Bylaws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 5th day of May, 1989.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed the seal of said Association as of the 5th day of May, 1989.


Secretary