



Forest Hills Townhouse Association, Inc.

856 1/2 Wimbledon

Augusta, Ga. 30909

June 25, 2000

ANNUAL BOARD MEETING

The Annual Board Meeting was called to order at 2:00 PM by Chris Naylor, who was elected to chair the meeting by consensus of the Directors present. Board Members present were Chris Naylor, Charles Teeters, Harriet Memel, and Panny Force. Board Members absent were Curt Strickland, President; Russell Abbott, Vice-President; Mike Lockwood, Treasurer; Carol Stokes, Secretary.

1. Chris Naylor read the first recommended change to the Covenants and Restrictions, Article II, para 7 of the 1996 Addendum to the Covenants and Restrictions, "Animals and Pets: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the properties except that Owners may be permitted to keep dogs, cats or other usual and common household pets. In accordance with the Richmond County leash law, dogs must be secured by a leash at all times, and a responsible person must hold said leash. Cats shall not be allowed to intrude upon or trespass upon any other resident's property. The Board of Directors shall have the authority to determine what constitutes "Usual and Common" pets. The Association is not responsible for stray dogs or cats. Residents may call the dogcatcher or ASPCA. No animals shall be kept, bred, or maintained for any commercial purposes.

Proposed Change to Article II, para 7 of the 1996 Addendum to the Covenants and Restrictions would add one sentence to the above paragraph. "Owners who walk their dogs must carry some type of pooper scooper or other materials to remove the waste from common areas and shall not permit animals to do their business on private property."

Motion was seconded. Mr. Naylor called for a vote and the recommended change passed.

2. Mr. Naylor read the second recommended change to the Covenants and Restrictions. 2. Article VI, Section 2(b) para. (3) which reads, "Repairing or replacing of wooden wall surfaces shall be provided to family dwelling units only when such work can be handled by FHTA maintenance personnel operating from ground level. Should extensive repair or replacement to a Unit be required, the Association shall provide the materials needed and the Owner shall be responsible for the cost of outside contract labor be involved."

Recommend Change to Covenants and Restrictions as amended in 1996. Article VI, Section 2(b), para (3) would delete the above paragraph and substitute the following for it.. "Wooden wall surfaces of units shall be replaced as a result of normal aging or rot. Wood destroyed by termites, fire, or natural disasters are not the responsibility of the Association. Should the unit require more than five (5) sheets of plywood and/or more than one hundred (100) feet of trim, the Association shall provide the materials needed and the owner shall be responsible for the cost of labor."

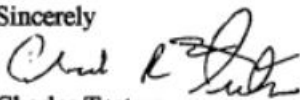
Motion was seconded. Mr. Naylor called for a vote and the recommended change passed

3. Mr. Naylor read Article X, Section 1, para (b) of the By-Laws of the Forest Hills Townhouse Association. "The required annual assessment shall be due and payable in twelve (12) equal monthly installments. Each monthly installment shall be due and payable by the first (1st) day of the months and shall become past due on the tenth (10th) day of the month. Any monthly installment which is not paid by the last day of the month shall be subject to a ten dollar (\$10.00) penalty for each month

overdue." Then he read the proposed substitution. "The required annual assessment shall be due and payable in twelve (12) equal monthly installments. Each monthly installment shall be due and payable by the first (1st) day of the month and shall become past due on the tenth (10) day of the month. Any monthly installment, which is not paid before the fifteenth (15th) day of the month, shall be subject to a twenty dollar (\$20.00) penalty for each month overdue. " Motion for the proposed change was seconded. Mr. Naylor called for a vote and the motion carried.

4. Mr. Naylor noted that Panny Force, Charles Teeters, and Carol Stokes would go off the Board of Directors and called for nominations to the Board. Mary Harrison, Shirley Markel, Carol Stokes, Paul Creighton, and Janet Reichard were nominated. Mr. Naylor called for a vote. The vote was taken and the following people were elected: Mary Harrison, Shirley Markel, and Carol Stokes. Their term of office shall run from July, 2000 through June, 2003.
5. A motion was made that the monthly dues be increased to \$125.00 per month to begin in August and to last for 12 months, ending in July of 2001. Motion was seconded and passed.
6. A meeting to elect officers for the coming year was postponed until such time as all officers could be present. There being no further business, the meeting was adjourned at 3:00PM.

Sincerely



Charles Teeters
Secretary, Pro Tem