

EXHIBIT "A"
Sworn Statement of the President of
788 West Midtown Condominium Association, Inc.

STATE OF GEORGIA
COUNTY OF FULTON

Re: 788 West Midtown Condominium 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 788 West Midtown Condominium 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 to the Declaration of Condominium for 525 Park, a Condominium, was approved by at least two-thirds of the Total Association Vote and the consent of the Declarant; and
4. Deponent makes this Affidavit pursuant to Official Code of Georgia Annotated Sections 44-2-20 and 44-3-93, and the Declaration of Condominium for 788 West Midtown, a Condominium.

This _____ day of _____, 2022.

By:



Name:

Sworn to and subscribed before me this
_____ day of _____, 2022.

NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]

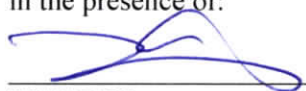
DECLARANT: **788 HIGH RISE, LLC**, a Georgia limited liability company

By:  _____

Name: _____

Its: _____

Signed, sealed, and delivered
in the presence of:

 _____

WITNESS

NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned have caused this Amendment to be executed under seal the day and year first above written.

ASSOCIATION: **788 WEST MIDTOWN CONDOMINIUM ASSOCIATION, INC.**, a Georgia nonprofit corporation

By:  _____

Name: _____

Its: President

Attest: _____

Name: _____

Its: Secretary

Signed, sealed, and delivered
in the presence of:

WITNESS

NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUE ON NEXT PAGE]

WHEREAS, the Association desires to amend the Declaration to incorporate changes to align with Fannie Mae guidelines; and

WHEREAS, the Declarant owns Units and less than ten years has passed from the date of recording; and

WHEREAS, attached hereto as Exhibit "A" and incorporated herein by reference is the sworn statement of the President of the Association, which sworn statement certifies that the approval of the members was lawfully obtained; and

WHEREAS, attached hereto as Exhibit "B" and incorporated herein by reference is the sworn statement of the Secretary of the Association, which sworn statement certifies that the approval of the members was lawfully obtained.

NOW, THEREFORE, the undersigned hereby adopt this Amendment to the Declaration, hereby declaring that all the property now or hereafter subject to the Declaration shall be held, conveyed, encumbered, used, occupied and improved subject to the Declaration, amended as follows:

1.

Paragraph 20.3 of the Declaration is hereby amended by deleting its introductory clause and replacing it with the following:

Any Eligible Mortgage Holder or insurer or guarantor of a first mortgage on a Unit will be entitled to timely written notice of:

2.

Unless otherwise defined herein, the words used in this Amendment shall have the same meaning as set forth in the Declaration.

3.

This Amendment shall be effective only upon being recorded in the records of the Clerk of Superior Court of Fulton County, Georgia.

4.

Except as herein modified, the Declaration shall remain in full force and effect.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

SPACE ABOVE RESERVED FOR RECORDING DATA

After recording, please return to:

Coulter & Sierra, LLC
1770 Indian Trail Road, Suite 440
Norcross, GA 30093
Attn.: AHB
2158.14

STATE OF GEORGIA
COUNTY OF FULTON

Cross Reference: Deed Book: 62732
Page: 178

AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR
788 WEST MIDTOWN, A CONDOMINIUM

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR 788 WEST MIDTOWN, A CONDOMINIUM ("Amendment") is made as of the 31st day of October, 2022 ("Effective Date"), by 788 WEST MIDTOWN CONDOMINIUM ASSOCIATION, INC., a Georgia nonprofit corporation ("Association") and consented to by 788 HIGH RISE, LLC (the "Declarant").

WITNESSETH:

WHEREAS, 788 High Rise, LLC, a Georgia limited liability company, as Declarant, recorded that certain Declaration of Condominium for 788 West Midtown, a Condominium, on December 4, 2020, in Deed Book 62732, Page 178, *et seq.*, of the Fulton County, Georgia land records (hereinafter, as may be amended and/or supplemented from time to time, the "Declaration"); and

WHEREAS, the Association is a nonprofit corporation organized under the Georgia Nonprofit Corporation Code to be the Association named in the Declaration to have the power and authority set forth therein; and

WHEREAS, pursuant to Paragraph 23.9 of the Declaration, the Declaration may be amended by the affirmative vote, written consent, or any combination of affirmative vote and written consent of the members of the Association holding two-thirds (2/3) of the Total Association Vote and such amendment shall otherwise comply with the provisions of Section 44-3-93 of the Act and the written consent of Declarant; and

SPACE ABOVE RESERVED FOR RECORDING DATA

After recording, please return to:

Coulter & Sierra, LLC
1770 Indian Trail Road, Suite 440
Norcross, GA 30093
Attn.: AHB
2158.14

STATE OF GEORGIA
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WITNESSETH:

WHEREAS, 788 High Rise, LLC, a Georgia limited liability company, as Declarant, recorded that certain Declaration of Condominium for 788 West Midtown, a Condominium, on December 4, 2020, in Deed Book 62732, Page 178, *et seq.*, of the Fulton County, Georgia land records (hereinafter, as may be amended and/or supplemented from time to time, the "Declaration"); and

WHEREAS, the Association is a nonprofit corporation organized under the Georgia Nonprofit Corporation Code to be the Association named in the Declaration to have the power and authority set forth therein; and

WHEREAS, pursuant to Paragraph 23.9 of the Declaration, the Declaration may be amended by the affirmative vote, written consent, or any combination of affirmative vote and written consent of the members of the Association holding two-thirds (2/3) of the Total Association Vote and such amendment shall otherwise comply with the provisions of Section 44-3-93 of the Act and the written consent of Declarant; and

WHEREAS, the Association desires to amend the Declaration to incorporate changes to align with Fannie Mae guidelines; and

WHEREAS, the Declarant owns Units and less than ten years has passed from the date of recording; and

WHEREAS, attached hereto as Exhibit "A" and incorporated herein by reference is the sworn statement of the President of the Association, which sworn statement certifies that the approval of the members was lawfully obtained; and

WHEREAS, attached hereto as Exhibit "B" and incorporated herein by reference is the sworn statement of the Secretary of the Association, which sworn statement certifies that the approval of the members was lawfully obtained.

NOW, THEREFORE, the undersigned hereby adopt this Amendment to the Declaration, hereby declaring that all the property now or hereafter subject to the Declaration shall be held, conveyed, encumbered, used, occupied and improved subject to the Declaration, amended as follows:

1.

Paragraph 20.3 of the Declaration is hereby amended by deleting its introductory clause and replacing it with the following:

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2.

Unless otherwise defined herein, the words used in this Amendment shall have the same meaning as set forth in the Declaration.

3.

This Amendment shall be effective only upon being recorded in the records of the Clerk of Superior Court of Fulton County, Georgia.

4.

Except as herein modified, the Declaration shall remain in full force and effect.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned have caused this Amendment to be executed under seal the day and year first above written.

ASSOCIATION: 788 WEST MIDTOWN CONDOMINIUM
ASSOCIATION, INC., a Georgia nonprofit
corporation

By: _____

Name: Alex Situ

Its: President

Attest: _____

Name: Amber Jenkins

Its: Secretary

Signed, sealed, and delivered
in the presence of:

Villai Holbourn
WITNESS

Qingzi Y Jenkins
NOTARY PUBLIC



My Commission Expires:

[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUE ON NEXT PAGE]

DECLARANT:

788 HIGH RISE, LLC, a Georgia limited liability company

By: _____

Name: _____

Its: _____

[Signature]
JiaSong Yang
Manager

Signed, sealed, and delivered
in the presence of:

[Signature]

WITNESS

[Signature]
NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]



[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

EXHIBIT "A"
Sworn Statement of the President of
788 West Midtown Condominium Association, Inc.

STATE OF GEORGIA
COUNTY OF FULTON

Re: 788 West Midtown Condominium Association, Inc.

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1. Deponent is the President of 788 West Midtown Condominium 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 to the Declaration of Condominium for 525 Park, a Condominium, was approved by at least two-thirds of the Total Association Vote and the consent of the Declarant; and
4. Deponent makes this Affidavit pursuant to Official Code of Georgia Annotated Sections 44-2-20 and 44-3-93, and the Declaration of Condominium for 788 West Midtown, a Condominium.

This 31st day of October, 2022.

By: _____

Name: Alex Sifu

Sworn to and subscribed before me this
31st day of October, 2022.

Qingzi Y. Jenkins
NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]



EXHIBIT "B"
Sworn Statement of the Secretary of
788 West Midtown Condominium Association, Inc.

STATE OF GEORGIA
COUNTY OF FULTON

Re: 788 West Midtown Condominium 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 788 West Midtown Condominium 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 to the Declaration of Condominium for 525 Park, a Condominium, was approved by at least two-thirds of the Total Association Vote and the consent of the Declarant; and
4. Deponent makes this Affidavit pursuant to Official Code of Georgia Annotated Sections 44-2-20 and 44-3-93, and the Declaration of Condominium for 788 West Midtown, a Condominium.

This 31st day of October, 2022.

By: _____

Name: _____

Sworn to and subscribed before me this
31st day of October, 2022.

Qingzi Y. Jenkins
NOTARY PUBLIC

My Commission Expires:

[AFFIX NOTARY SEAL]

