

HOA TO POA

What is the difference

Declarant Status

After recording, please return to: SPACE ABOVE RESERVED FOR RECORDING DATA Cross Reference: Deed Book: 32527
Page: 346

Lazega & Johanson, LLC
P.O. Box 250800
Atlanta, Georgia 30325
Attn: Kathryn Roberts

FULTON COUNTY, GEORGIA

TERMINATION OF DECLARANT RIGHTS UNDER THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BARRINGTON TRACE

THIS TERMINATION OF DECLARANT RIGHTS is made the day as written below by REO Funding Solutions V, LLC, a Georgia limited liability company ("Declarant").

WITNESSETH

WHEREAS, Enon Road Associates Limited Partnership, as the developer and original declarant ("Original Declarant"), executed that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Barrington Trace, which was recorded on June 7, 2002, in Deed Book 32527, Page 346, et seq. of the Fulton County, Georgia land records, as may have been supplemented and/or amended from time to time (the "Declaration"); and

WHEREAS, REO Funding Solutions V, LLC is the current Declarant, as the successor to the Original Declarant by virtue of that certain Quitclaim Assignment and Assumption of Declarant Rights, which was recorded on June 6, 2014, in Deed Book 53873, page 652 et seq. of the Fulton County, Georgia land records; and

WHEREAS, Declarant now desires to terminate its right to control Barrington Trace Homeowners Association, Inc. under the Declaration, the Bylaws of Barrington Trace Homeowners Association, Inc., recorded on June 7, 2002 as Exhibit "C" to the Declaration, in Deed Book 32527, Page 380 et seq. of the Fulton County land records, (the "Bylaws") and the Articles of Incorporation of Barrington Trace Homeowners Association, Inc., as on file with the Georgia Secretary of State ("Articles"). The Declaration, Bylaws and Articles are hereinafter referred to collectively as the "Governing Documents".

NOW THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby takes the following action:

- Termination of Rights.** The Declarant hereby terminates all Declarant's rights to take, approve, or consent to actions under the Governing Documents, including but not limited to, the right to review and approve all architectural modifications and improvements or otherwise have any control over the architectural standards within the Barrington Trace Subdivision, the right to take, approve or consent to actions under the Governing Documents as well as any other rights reserved to the Declarant under the Governing Documents.
- No modification.** Except as set forth herein, this document does not amend any provision of the Governing Documents and the provisions of the Governing Documents shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Instrument as of the 18th day of March, 2019.

DECLARANT: REO Funding Solutions V, LLC, a Georgia limited liability company

By: Kim Jewell
Name: Kim Jewell
Title: Vice President

Sworn to and subscribed before me
This 18th day of March, 2019.

Matthew J. Sullivan
Witness

Kimberly M. Isom-Ficek
Notary Public
[Notary Seal]

KIMBERLY M. ISOM-FICEK
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2023

Termination of Rights: The Declarant hereby terminates all Declarant's rights to take, approve or consent to actions under the Governing Documents, including but not limited to, the right to review and approve all architectural modifications and improvements or otherwise have any control over the architectural standards within the Barrington Trace Subdivision, the right to take, approve or consent to actions under the Governing Documents as well as any other rights reserved to the Declarant under the Governing Documents.

Executed: March 18, 2019

Homeowners Association to Property Owners Association

HOA

A **homeowners association (HOA)** is an organization in a subdivision, planned community or condominium that makes and enforces rules for the properties within its jurisdiction.

POA

A **Georgia property owners association (POA)** strengthens an associations assessment collection powers and has the authority to change Covenants and Bylaws of the association and is positioned as the Declarant for the community.