

**EXHIBIT "A"**

**THE BARCLAY CONDOMINIUM ASSOCIATION, INC.  
HOT TUB REGULATION**

**[EFFECTIVE DATE: JUNE 15, 2019]**

1. Hot tubs, including portable hot tubs, shall not be placed, installed or stored in any Unit or on any balcony at the Condominium.
2. Enforcement: If an Owner or Occupant violates the foregoing Rule, the Association shall be entitled to exercise all remedies available under the Declaration, the Bylaws or applicable law, including, without limitation, the imposition of reasonable fines, the suspension of voting and use rights, the exercise of self-help and the filing of a lawsuit to adjoin any violation, recover damages, or both. All costs of enforcement, including any legal fees incurred by the Association, shall be assessed against the violating Owner and such Owner's Unit.

**UNANIMOUS RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE BARCLAY CONDOMINIUM ASSOCIATION, INC. REGARDING HOT TUBS**

This Unanimous Resolution of the Board of Directors of The Barclay Condominium Association, Inc., (the "Association") is made and adopted as of the 10 day of June, 2019 with the written consent of all of the members of the Board of Directors of the Association.

**WITNESSETH:**

**WHEREAS**, pursuant to Section 3(C)(1)(d) of the Bylaws of the Association, the Board of Directors has the power and authority to make and amend reasonable rules and regulations governing the use of the Condominium; and

**WHEREAS**, Section 12(F)(ii) of the Amended and Restated Declaration of Condominium for the Barclay in Buckhead Pines, a Condominium (the "Declaration") provides that no objects other than potted plants and patio furniture may be placed or installed on a balcony or patio unless authorized by the Board of Directors;

**WHEREAS**, the Board believes that the installation, placement or storage of hot tubs in the Units or on the balconies at the Condominium could cause structural damage to the Condominium and result in an increased risk of water intrusion into other Units and balconies;

**WHEREAS**, the Board believes it is in the best interest of the Condominium and the Owners to expressly prohibit the installation, placement or storage of hot tubs in the Units or on the balconies at the Condominium;

**NOW, THEREFORE BE IT RESOLVED**, that the hot tub regulation attached hereto as Exhibit "A" and by this reference made a part hereof (the "Hot Tub Regulation") is hereby adopted and approved by the unanimous consent of the members of the Board of Directors of the Association, as evidenced by their signatures below, to be effective June 15, 2019 (the "Effective Date"). A copy of the Hot Tub Regulation shall be delivered to all Members of the Association prior to the Effective Date.

The undersigned, being all of the directors of the Association, hereby adopt this Resolution as of the date and year first set forth above.

**THE BARCLAY CONDOMINIUM ASSOCIATION BOARD OF  
DIRECTORS**

Print Name: CHRIS DAVENPORT

Print Name: CAROLE H DAVENPORT

Print Name: RANDA S. WARREN

Print Name: DANIELA KRAMER

Print Name: Brenda Hurlbey

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE BARCLAY CONDOMINIUM ASSOCIATION, INC.**

This RESOLUTION is made and adopted to be effective as of the 29 day of February, 2020 (the "Effective Date") by the Board of Directors (the "Board") of The Barclay Condominium Association, Inc. (the "Association").

**WITNESSETH:**

**WHEREAS**, pursuant to Paragraph 3.C.(1) of the Bylaws of The Barclay Condominium Association (the "Bylaws"), the Association, acting through the Board, has the power and authority to make reasonable rules and regulations governing the use of the Condominium and to enforce such rules and regulations as provided in the Amended and Restated Declaration of Condominium for The Barclay in Buckhead Pines, a Condominium (the "Declaration") and the Georgia Condominium Act (the "Act");

**WHEREAS**, the Board has become aware of incidents involving abusive, harassing, and defamatory behavior directed at Association directors, officers, management company representatives, and other Association contractors and vendors;

**WHEREAS**, such behavior is in violation of Paragraph 12.G. of the Declaration; and

**WHEREAS**, the Board believes it to be in the best interest of the Association and its members to adopt a regulation expressly prohibiting and sanctioning such behavior;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board hereby adopts the following Regulation:

No Association member, Owner, Occupant or family member, tenant, guest, invitee, or licensee of an Association member, Owner, or Occupant shall behave in a physically or verbally threatening, harassing, or abusive manner toward any Association director, officer, property manager, on-site employee, concierge or any other Association contractor or vendor. All such behavior is prohibited, including, without limitation, shouting, swearing, cursing, using obscene language or gestures, making offensive or threatening gestures, making defamatory statements, stalking, or any other conduct that results in bodily harm or places another in reasonable apprehension of imminent bodily harm. Furthermore, no Association member, Owner or Occupant, or family member, tenant, guest, invitee or licensee of an Association member, Owner or Occupant shall confront, question, instruct, or otherwise impede the work of the Association's on-site staff or other Association contractors and vendors. The Association's Board of Directors, in its sole discretion, may impose fines of up to \$500.00 per violation for infractions of this Rule.

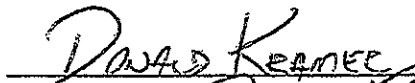
The property manager is directed to distribute this Resolution to all Members of the Association.

This Resolution is hereby adopted by the unanimous written consent of the members of the Board of Directors of The Barclay Condominium Association, Inc. on the date and year set forth above, as evidenced by their signatures below.

**BOARD OF DIRECTORS FOR THE BARCLAY  
CONDOMINIUM ASSOCIATION, INC.:**



Print Name: RANDA S. WARREN



Print Name: David Keane



Print Name: \_\_\_\_\_



Print Name: CAROL H. DAVENPORT



Print Name: Brenda Hurley

**EXHIBIT "A"**

**RULE REGARDING CAMERAS, SIGNS, DECORATIONS,  
AND OTHER ITEMS ON THE COMMON ELEMENTS**

Owners are hereby expressly prohibited from removing, repositioning, altering, damaging or destroying any security cameras, signs, decorations and other items placed on the Common Elements by the Association. Owners are responsible for any violations of this Rule by the occupants of their Unit or by any of their guests. Violations of this Rule will result in the assessment of fines of up to \$500.00 per violation. The Association may also exercise all other rights and remedies authorized by the Declaration and/or applicable law in the event of a violation of this Rule.

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE BARCLAY CONDOMINIUM ASSOCIATION, INC.  
REGARDING CAMERAS, SIGNS, DECORATIONS, AND OTHER ITEMS ON THE COMMON ELEMENTS**

This Resolution of the Board of Directors of The Barclay Condominium Association, Inc. is made and adopted as of the 16 day of MARCH, 2022.

**WITNESSETH:**

**WHEREAS**, pursuant to Section 3(C)(1)(d) of the Bylaws of the Association, the Board of Directors has the power and authority to make and amend reasonable rules and regulations governing the use of the Condominium; and

**WHEREAS**, there have been recent incidents involving Owners who have moved security cameras and altered, damaged or destroyed signs, decorations and other items placed by the Association on the Common Elements causing unnecessary expense to the Association and potentially threatening the safety and security of residents of the Condominium; and

**WHEREAS**, the Board of Directors believes that it is in the best interests of the Association to expressly prohibit any tampering with items placed by the Association on the Common Elements;

**NOW, THEREFORE, BE IT RESOLVED** that the Rule Regarding Cameras, Signs, Decorations, and Other Items on the Common Elements attached hereto as Exhibit "A" and by this reference made a part hereof (the "Rule") is hereby adopted and approved by the unanimous vote, approval and consent of the members of the Board of Directors of the Association as evidenced by their signatures below. A copy of the Rule shall be delivered to all Members of the Association and shall be effective as of the date of such delivery.

Dated this 16 day of March, 2022.

**THE BARCLAY CONDOMINIUM  
ASSOCIATION, INC.  
BOARD OF DIRECTORS:**

Milton Brown  
Print Name: Milton Brown  
Shanthi Chelliah  
Print Name: S. Chelliah  
Darshan Keaner  
Print Name: Darshan Keaner

Kandas Warren  
Print Name: KANDAS WARREN  
Carol H. Davenport  
Print Name: CAROLE H. DAVENPORT