

Deed Book 68964 Page 147  
Filed and Recorded 05/19/2025 03:51:00 PM  
2025-0161479  
CHÉ ALEXANDER  
Clerk of Superior Court  
Fulton County, GA

**NOTE TO CLERK:**

Please cross-reference  
Deed Book 63037, Page 525,  
Fulton County, Georgia records

**AFTER RECORDING, RETURN TO:**

Matt S. Smith, Esq.  
ROBINSON FRANZMAN LLP  
191 Peachtree Street, N.E., Ste. 2600  
Atlanta, Georgia 30303  
File #1201-003

***FIRST SUPPLEMENT AND AMENDMENT TO***

***DECLARATION***  
***OF CONDOMINIUM***

***FOR***

***MILTON POINTE, A MIXED USE CONDOMINIUM***

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**MILTON POINTE, A MIXED USE CONDOMINIUM**

**THIS FIRST SUPPLEMENT AND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR MILTON POINTE, A MIXED USE CONDOMINIUM** (this "Supplement") is made as of the date set forth on the signature page hereof by **Milton Point Broadwell, LLC**, a Georgia limited liability company (hereinafter referred to as the "Declarant" as defined herein below) **Friends of Silos, LLC**, a Georgia limited liability company (hereafter referred to as Silos) and .

**BACKGROUND**

1. Declarant has recorded the DECLARATION OF CONDOMINIUM FOR MILTON POINTE, A MIXED USE CONDOMINIUM (the "Declaration") at Book 63037, Page 525 in the Official Records of Fulton County, Georgia; and

2. Declarant and Silos collectively own more than two-thirds of the Units and hold more than two-thirds of the Total Association Vote, as that those terms are defined in the Declaration; and

3. Declarant hereby desires to clarify and define, by way of this Supplement, that a "Commercial Suite" as referenced in that certain Condominium Plat for Milton Pointe at Broadwell (the "Plat"), recorded in Plat Book 27, Page 106, of the Official Records of Fulton County, Georgia, is to include the mixed uses of Office Units and/or Retail Units; and

4. Declarant and Silos desire to update Exhibit "B" to the Declaration.

5. The Declarant and Silos hereby ratify the entire Declaration not being amended or supplemented herein.

**NOW THEREFORE**, Declarant hereby declares as follows:

1. The Declaration in its entirety shall hereby contemplate and incorporate by this reference the following understanding, definition, and/or meaning of "Commercial Suite" as referenced on the Plat: "Each Commercial Suite as designated on the Plans and/or Plat or otherwise, as the case may be, may contain or otherwise be used either as an "Office Unit" or "Retail Unit," and the same, whether as Office or Retail Unit, as

both defined in this Declaration, shall be contemplated as also being a "Commercial Suite" as referenced on the Plat."

2. Exhibit "B" to the Declaration is hereby deleted in its entirety and replaced by Exhibit "B" attached hereto and incorporated by reference.
3. Other than as expressed herein, the terms and provisions of the Declaration shall remain in full force and effect and all capitalized terms used herein shall have the meanings ascribed to them in the Declaration. Third parties including buyers, tenants and lenders shall have the right to rely on this Supplement with regard to the future development of the Added Parcels.

[Signatures on following page]

14<sup>th</sup> IN WITNESS WHEREOF, the undersigned Declarant, have executed this Supplement this day of May, 2025

**DECLARANT:**

Milton Point Broadwell, LLC, a Georgia limited liability company

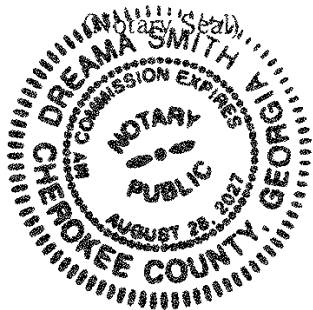
By: [Signature]  
Dr. Eric J. Richards, its Manager

Signed, sealed and delivered this 1<sup>st</sup> day of May, 2025 in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires: August 28, 2027



**SILOS:**

Friends of Silos LLC, a Georgia limited liability company

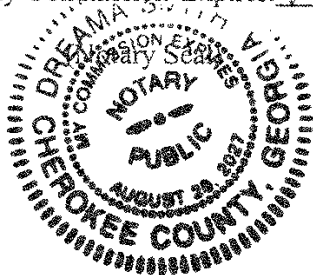
By: [Signature]  
Name: Dr. ERIC J. RICHARDS  
Title: CO-MANAGING MEMBER

Signed, sealed and delivered this 1<sup>st</sup> day of May, 2025 in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires: August 28, 2027



## AMENDED EXHIBIT B

Unit Sizes and Shares in Milton Pointe Broadwell

Unit Number	Size	Undivided Interest	Percent of Building 1 11,471.00 (Total)
Building 1			
101	2,068	9.75%	18.03%
102	1,600	7.54%	13.95%
103	2,067	9.74%	18.02%
201	2,009	9.47%	17.51%
202	1,574	7.42%	13.72%
203	2,153	10.15%	18.77%
Building 2			
Commercial Space	9,750	45.95%	
TOTAL	21,221	100.00%	100.00%

