

NOTICE OF DERIVATIVE ACTION

A derivative action is a legal proceeding against an association or corporation by its members on behalf and for the benefit of the organization. In Georgia, a derivative action requires 5% or more of the association's voting membership to participate as plaintiffs and represent the association's interests.

On November 21, 2023, the Peyton Place Condominium Association, Inc. (the "Association") was sent a letter demanding for the Association and Board of Directors do as follows:

1. Properly maintain common property within the community (i.e repairing damaged unit roofs).
2. Obtain and maintain an adequate general liability insurance policy for all units in the Association as required by the Declaration, Bylaws, and Georgia law.
3. Conduct and announce the Association's annual meetings, elections, and assessment collections in accordance with the Declaration, Bylaws, and Georgia law.
4. Furnish financial/accounting records pursuant to O.C.G.A. § 14-3-1602 so an audit can be conducted of Association's finances and record keeping.

The Association and Board of Directors did not meet the letter's demands by the prescribed deadline. Due to this failure, Association members are seeking to pursue a derivative proceeding to protect the Association's interests and address the above-listed concerns.

INTENT TO JOIN DERIVATIVE ACTION

I, _____ do hereby express my intention to participate as a plaintiff and join the lawsuit brought through the law firm of **JOHN B. MILLER & ASSOCIATIONS, P.C.** against **PEYTON PLACE CONDOMINIUM ASSOCIATION, INC.** As a plaintiff, I understand the nature of my position and all it entails as it relates to being a part of a lawsuit in the Superior Court of Fulton County, Georgia.

Note: A copy of the filed derivative lawsuit will be provided to through your selected primary contact. At this time, there are no claims to the above action outside counsel from the law firm of **JOHN B. MILLER & ASSOCIATIONS, P.C.**

Signature: _____ Date: _____ Phone: _____
Print Name: _____ Email: _____
Association Address: _____

Mailing Address (if different): _____

Sworn to and subscribed before me this
_____ day of _____ 2024.

Notary Public