

House Bill 776

By: Representatives Barnard of the 154<sup>th</sup> and Reichert of the 126<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Code Section 44-3-225 of the Official Code of Georgia Annotated, relating to  
2 assessment of expenses by certain property owners' associations, so as to provide that certain  
3 instruments relating to assessments by property owners' associations shall provide that  
4 assessments for maintenance or repair of roads or streets providing common access to the  
5 property shall apply to every lot owner; to repeal conflicting laws; and for other purposes.

6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

7 **SECTION 1.**

8 Code Section 44-3-225 of the Official Code of Georgia Annotated, relating to assessment of  
9 expenses by certain property owners' associations, is amended by inserting a new subsection  
10 to be designated subsection (e) to read as follows:

11 "(e) Instruments, in the form of declarations, covenants, agreements, or otherwise, that  
12 provide for assessments of common expenses for repair of streets or roads wherein said  
13 roads furnish common access to the property which is the subject of the instrument shall  
14 apply to all lot owners of record and shall not be limited to less than all of said lot owners."

15 **SECTION 2.**

16 All laws and parts of laws in conflict with this Act are repealed.