

NOTICE OF PROPOSED RULEMAKING

Rule 590-13-7-.01: Notice and Meetings

TO ALL INTERESTED PERSONS AND PARTIES:

Notice is hereby given that pursuant to the authority set forth below, the Division of Securities and Business Registration of the Office of the Secretary of State (hereinafter "Office") proposes the above referenced and attached rule(s) (hereinafter "proposed rule(s)").

This notice, together with an exact copy of the proposed new rule(s) and a synopsis of the proposed rule(s), are being distributed to all persons who have requested, in writing, that they be placed on a distribution list. A copy of this notice, an exact copy of the proposed rule(s), and a synopsis of the proposed rule(s) may be reviewed during normal business hours of 8:00 A.M. to 5:00 P.M. EST, Monday through Friday, except official State of Georgia holidays, at the Office of the Secretary of State, 2 Martin Luther King Jr. Drive, S.E., West Tower, Suite 317, Atlanta, Georgia 30334. These documents will also be available for review on the Office's website. Copies may also be requested via email by contacting the Office at hoa@sos.ga.gov.

PUBLIC COMMENT: Interested parties affected by the rule(s) may submit written comments no later than close of business on **Monday, November 2, 2026** via the means below. The public will have the opportunity to comment upon and provide input into the proposed rule(s) verbally at a public hearing to be held on **Thursday, November 5, 2026 at 9:00 A.M. EST.** The hearing will take place in the **Floyd Conference Room, 2 Martin Luther King Jr. Drive, S.E., West Tower, 20th Floor, Atlanta, GA 30334.**

Verbal comments will be limited to 2 minutes per speaker. **The sign-up sheet will be made available 15 minutes before the hearing.**

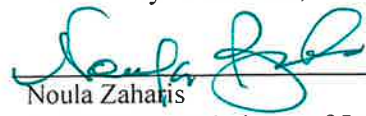
Written comments may be submitted:

Electronically by emailing: hoa@sos.ga.gov

Via hard copy by mailing comments to:

Division of Securities and Business Registration
2 Martin Luther King Jr. Drive SE
West Tower, Suite 341
Atlanta, Georgia 30334

This notice is given in compliance with O.C.G.A. §50-13-4. This 2nd day of October, 2026.


Noura Zaharis
Assistant Commissioner of Securities
Division Director

SYNOPSIS OF PROPOSED NEW RULE OF THE SECRETARY OF STATE
CHAPTER 590-13: OWNERS' ASSOCIATIONS
SUBJECT 590-13-7: OWNERS' BILL OF RIGHTS
RULE 590-13-7.01: NOTICE AND MEETINGS

Purpose: The purpose of this proposed rule is to clarify requirements related to notices and meetings relating to Georgia Property Owners' Bill of Rights Act (O.C.G.A. §§ 43-17A-1, et seq., the "Act").

Main Features: Notice of a board meeting must be provided in writing no fewer than 7 and no more than 60 days prior to the meeting date. Notice of a meeting must specify the matters to be discussed at the meeting. Meetings must be scheduled at a reasonable time and place to permit owners to attend. Meetings do not have to be rescheduled if one Owner cannot attend and there is a quorum. Delinquent payment of charges shall not bar an Owner to attend a meeting.

Economic Impact: There will be minimal economic impact as a result of this rule.

Proposed Adoption Date: Friday, January 1, 2027.

TEXT OF PROPOSED NEW RULE

Rule 590-13-7.01: Notice and Meetings

(1) Notice of a Meeting is fair and reasonable if:

- a. The Board of an Owners' Association notifies the Owners of the place, date, and time of each annual, regular, and special meeting no fewer than seven (7) days nor more than sixty (60) days before the meeting date;
- b. Notice of any meeting must include a description of the matters for which the meeting is called.
- c. Notice is:
 - i. Posted in a common area accessible by residents, if applicable; and
 - ii. Provided in writing via:
 1. Hardcopy to the address of the residents in the Owner's Development unless requested to be mailed to another address as specified in writing by the Owner; or
 2. Electronic means.

(2) Meeting Requirements

- a. Meetings open to all members of an Owners' Association should be scheduled at a time and place reasonably calculated to permit Owners to attend.

- b. Boards are not required to reschedule a member meeting if an Owner has a conflict and the board has a quorum.
- c. Any Owner is permitted to attend open meetings.
- d. A Board may not bar an Owner from attending a meeting due to a failure or delay in payment of charges.

Legal Authority:

O.C.G.A. §§ 43-17A-7, 43-17A-9

Public Hearing:

The proposed rule will be open for public comment by the Secretary of State's Office at its meeting scheduled on:

9:00 A.M. EST, Thursday, November 5, 2026

Floyd Conference Room
2 Martin Luther King Jr. Drive, S.E.
West Tower, 20th Floor
Atlanta, GA 30334.

Deadline for Submission of Comments:

Written comments must be received by Monday, November 2, 2026.