

BK/PG: 7537/535-538
 19000600

4 PGS : RESTRICTIONS	
SAVANNAH GIBSON	575631 - 19000600
01/07/2019 - 09:45:50 AM	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS

THIS INSTRUMENT PREPARED BY:

Douglas S. Hale, Attorney
 HALE AND HALE, PLC
 198 East Main Street, Suite 200
 Franklin, Tennessee 37064

**FIFTH AMENDMENT TO THE
 DECLARATION OF COVENANTS,
 CONDITIONS AND RESTRICTIONS FOR
 GLENELLEN ESTATES SUBDIVISION**

THIS FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GLENELLEN ESTATES SUBDIVISION (the "Amendment") is made and entered into this effective the 4th day of January, 2019 by Glenellen Estates Subdivision Homeowners Association, Inc., (the "Association"), a nonprofit Tennessee corporation.

WITNESSETH:

WHEREAS, Developer, as such term is defined in the Declaration, caused to be prepared and recorded that certain Declaration of Covenants, Conditions and Restrictions for Glenellen Estates Subdivision dated December 22, 2005, and recorded in Book 3787, Page 935, as amended in Book 5011, Page 451, Book 5296, Page 454, Book 5391, Page 566, Book 6963, Page 34, as corrected in Book 6969, Page 429, in the Register's Office for Williamson County, Tennessee (collectively the "Declaration");

WHEREAS, Developer caused to be incorporated the Glenellen Estates Subdivision Homeowners Association, Inc., a Tennessee nonprofit corporation, for the purpose of serving as the "Association" for the Subdivision (the "Association");

WHEREAS, Pinnacle Financial Partners, ("Pinnacle"), was successor in interest to Developer, as recorded in Book 5651, Page 600 in the Register's Office for Williamson County, Tennessee;

WHEREAS, Pinnacle conveyed all of its right, title and interest in the Common Area, as such term is defined in the Declaration, to the Association pursuant to the Quitclaim Deed dated December 7, 2012, and recorded in Book 5806, Page 397 in the Register's Office for Williamson County, Tennessee;

WHEREAS, pursuant to Paragraph 13 of the Declaration, seventy-five (75%) percent or more of the Lot Owners have voted at the Annual Meeting of the Association, which was held on December 11, 2018, to amend the Declaration as set forth below; and

NOW, THEREFORE, in consideration of the recitals hereinabove set forth, which are incorporated herein by reference, the Association executes this Amendment to amend the Declaration and the By-Laws as follows:

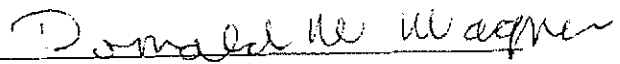
1. Paragraph 21. COVENANTS AND RESTRICTIONS AS TO USE AND OCCUPANCY, subparagraph (xviii) Fences and Walls of the Declaration shall be amended by deleting the first sentence of the subparagraph and inserting in its place the following:

“All fences shall be of either black wrought iron or aluminum and shall not exceed five (5') feet in height. Fences existing as of the date of the recording of this Amendment, which are not in compliance with the same (“Noncomplying Fences”), shall be entitled to remain as currently constructed and shall be repaired and maintained in accordance with the provisions of this Declaration, the By-Laws and/or any rules and regulations promulgated thereto. In the event a Noncomplying Fence requires replacement, in whole or in part, after the date of the recording of this Amendment, the entire Noncomplying Fence shall be replaced with a black wrought iron or aluminum fence in compliance with the terms of this Amendment.”

The Declaration, as previously amended, is hereby ratified and affirmed in all respects, except as amended by this Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment on the day and date first above written.


GLENELLEN ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.


Donald Wagner, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

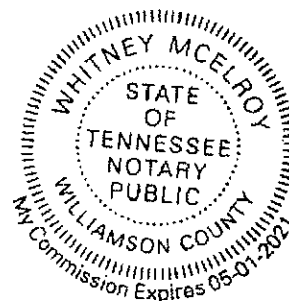
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Donald Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Glenellen Estates Subdivision Homeowners Association, Inc., the within named bargainer, a nonprofit Tennessee corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

Witness my hand and official seal at office this 4th day of January, 2019.



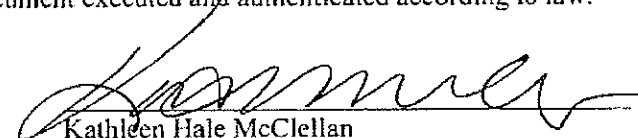
Notary Public

My commission expires: 05-01-2021



CERTIFICATE OF AUTHENTICITY

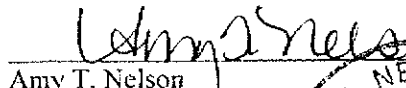
I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

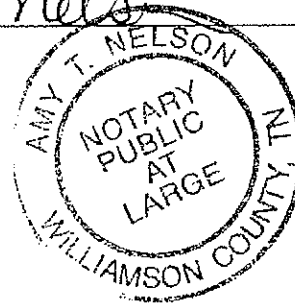

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019


Amy T. Nelson



THIS INSTRUMENT PREPARED BY:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

**FIFTH AMENDMENT TO THE
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
GLENELLEN ESTATES SUBDIVISION**

THIS FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GLENELLEN ESTATES SUBDIVISION (the "Amendment") is made and entered into this effective the 4th day of January, 2019 by Glenellen Estates Subdivision Homeowners Association, Inc., (the "Association"), a nonprofit Tennessee corporation.

WITNESSETH:

WHEREAS, Developer, as such term is defined in the Declaration, caused to be prepared and recorded that certain Declaration of Covenants, Conditions and Restrictions for Glenellen Estates Subdivision dated December 22, 2005, and recorded in Book 3787, Page 935, as amended in Book 5011, Page 451, Book 5296, Page 454, Book 5391, Page 566, Book 6963, Page 34, as corrected in Book 6969, Page 429, in the Register's Office for Williamson County, Tennessee (collectively the "Declaration");

WHEREAS, Developer caused to be incorporated the Glenellen Estates Subdivision Homeowners Association, Inc., a Tennessee nonprofit corporation, for the purpose of serving as the "Association" for the Subdivision (the "Association");

WHEREAS, Pinnacle Financial Partners, ("Pinnacle"), was successor in interest to Developer, as recorded in Book 5651, Page 600 in the Register's Office for Williamson County, Tennessee;

WHEREAS, Pinnacle conveyed all of its right, title and interest in the Common Area, as such term is defined in the Declaration, to the Association pursuant to the Quitclaim Deed dated December 7, 2012, and recorded in Book 5806, Page 397 in the Register's Office for Williamson County, Tennessee;

WHEREAS, pursuant to Paragraph 13 of the Declaration, seventy-five (75%) percent or more of the Lot Owners have voted at the Annual Meeting of the Association, which was held on December 11, 2018, to amend the Declaration as set forth below; and

NOW, THEREFORE, in consideration of the recitals hereinabove set forth, which are incorporated herein by reference, the Association executes this Amendment to amend the Declaration and the By-Laws as follows:

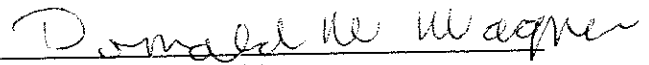
1. Paragraph 21. COVENANTS AND RESTRICTIONS AS TO USE AND OCCUPANCY, subparagraph (xviii) Fences and Walls of the Declaration shall be amended by deleting the first sentence of the subparagraph and inserting in its place the following:

“All fences shall be of either black wrought iron or aluminum and shall not exceed five (5') feet in height. Fences existing as of the date of the recording of this Amendment, which are not in compliance with the same (“Noncomplying Fences”), shall be entitled to remain as currently constructed and shall be repaired and maintained in accordance with the provisions of this Declaration, the By-Laws and/or any rules and regulations promulgated thereto. In the event a Noncomplying Fence requires replacement, in whole or in part, after the date of the recording of this Amendment, the entire Noncomplying Fence shall be replaced with a black wrought iron or aluminum fence in compliance with the terms of this Amendment.”

The Declaration, as previously amended, is hereby ratified and affirmed in all respects, except as amended by this Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment on the day and date first above written.

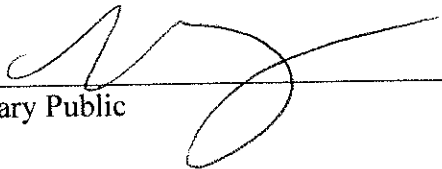
GLENELLEN ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.


Donald Wagner, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

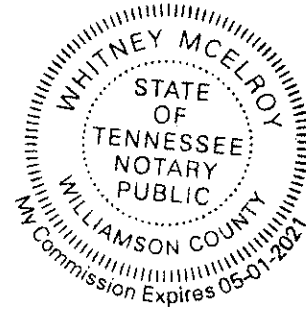
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Donald Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Glenellen Estates Subdivision Homeowners Association, Inc., the within named bargainer, a nonprofit Tennessee corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

Witness my hand and official seal at office this 4th day of January, 2019.



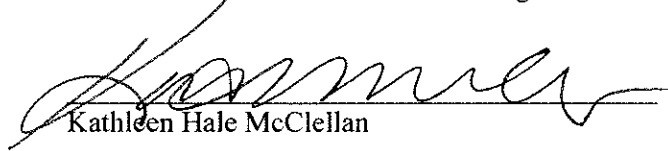
Notary Public

My commission expires: 05-01-2021



CERTIFICATE OF AUTHENTICITY

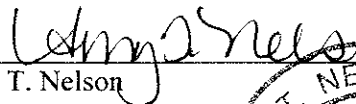
I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

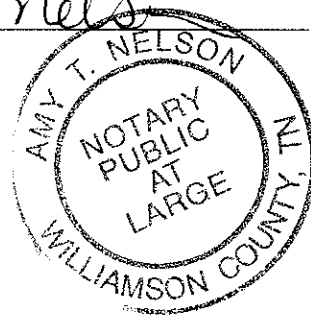

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019


Amy T. Nelson



**BK/PG: 7537/798-802
19000651**

5 PGS : RESTRICTIONS	
SAVANNAH GIBSON 575663 - 19000651	
01/07/2019 - 01:00:29 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS

THIS INSTRUMENT PREPARED BY:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

**SIXTH AMENDMENT TO THE
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
AND
SECOND AMENDMENT TO THE
BY-LAWS FOR GLENELLEN ESTATES
SUBDIVISION**

THIS SIXTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SECOND AMENDMENT TO THE BY-LAWS OF GLENELLEN ESTATES SUBDIVISION (the "Amendment") is made and entered into this effective the 4th day of January, 2019 by Glenellen Estates Subdivision Homeowners Association, Inc., (the "Association"), a nonprofit Tennessee corporation.

WITNESSETH:

WHEREAS, Developer, as such term is defined in the Declaration, caused to be prepared and recorded that certain Declaration of Covenants, Conditions and Restrictions for Glenellen Estates Subdivision dated December 22, 2005, and recorded in Book 3787, Page 935, as amended in Book 5011, Page 451, Book 5296, Page 454, Book 5391, Page 566, Book 6963, Page 34, as corrected in Book 6969, Page 429, and Book 7537, Page 535, in the Register's Office for Williamson County, Tennessee (collectively the "Declaration");

WHEREAS, Developer caused to be incorporated the Glenellen Estates Subdivision Homeowners Association, Inc., a Tennessee nonprofit corporation, for the purpose of serving as the "Association" for the Subdivision (the "Association");

WHEREAS, Developer caused to be prepared and recorded the By-Laws of Glenellen Estates Subdivision Homeowners Association, Inc. dated October 14, 2005, and recorded in Book 3787, Page 975, as amended in Book 6963, Page 34, as corrected in Book 6969, Page 429 in the Register's Office for Williamson County, Tennessee (the "By-Laws");

WHEREAS, Pinnacle Financial Partners, ("Pinnacle"), was successor in interest to Developer, as recorded in Book 5651, Page 600 in the Register's Office for Williamson County, Tennessee;

WHEREAS, Pinnacle conveyed all of its right, title and interest in the Common Area, as such term is defined in the Declaration, to the Association pursuant to the Quitclaim Deed dated December 7, 2012, and recorded in Book 5806, Page 397 in the Register's Office for Williamson County, Tennessee;

WHEREAS, pursuant to Paragraph 13 of the Declaration, seventy-five (75%) percent or more of the Lot Owners have voted at the Annual Meeting of the Association, which was held on December 11, 2018, to amend the Declaration as set forth below; and

WHEREAS, pursuant to Article VII, Section 2 of the By-Laws, fifty-one (51%) percent or more of the Lot Owners have voted at the Annual Meeting of the Association, which was held on December 11, 2018, to amend the By-Laws as set forth below.

NOW, THEREFORE, in consideration of the recitals hereinabove set forth, which are incorporated herein by reference, the Association executes this Amendment to amend the Declaration and the By-Laws as follows:

1. Paragraph 24. REMEDIES FOR BREACH OF COVENANTS AND RULES of the Declaration shall be amended by adding the following:

“(ii) Fines. If any Lot Owner (either by his own conduct or by the conduct of any user or occupant of his Lot) shall violate any of the rules and regulations promulgated by the Association or breach any covenant or provision contained in this Declaration or in the By-Laws or the rules and regulations promulgated pursuant thereto, the Association, through its Board, shall have the right, in addition to the rights set forth elsewhere in this Declaration or in the By-Laws and the rights provided by law, to establish and impose monetary fines against the said Lot Owner, which if unpaid, shall constitute a lien on the Lot. The Board may promulgate rules and regulations, as may be amended from time to time, governing the imposition of fines against a Lot Owner in accordance with the provisions set forth in ARTICLE IV, Section 4 of the By-Laws.”

2. ARTICLE IV, Section 4 RULES AND REGULATIONS of the By-Laws shall be deleted in its entirety and the following inserted in its place:

“The Association, by vote of the members entitled to exercise seventy-five (75%) percent of the voting power of the Association, or the Board, may adopt such reasonable rules and regulations, and, from time to time, amend the same as it or they may deem advisable for the maintenance, conservation and beautification of the Association's Property, and the Association's Property shall at all times be maintained subject to such rules and regulations. The Association, by vote of the members entitled to exercise seventy-five (75%) percent of the voting power of the Association, or the Board, may also adopt such reasonable rules and regulations, and, from time to time amend the same as it or they may deem advisable for the health, comfort, safety and general welfare of the Lot

Owners and occupants and for the enforcement of the Declaration or these By-Laws, including, but not limited to, the imposition of fines; however, any and all rules and regulations relating to the imposition of fines, amendments to the same, shall be approved by a vote of the members entitled to exercise seventy-five (75%) percent of the voting power of the Association.

Written notice of the rules and regulations shall be given to all Lot Owners, who shall be responsible for providing a copy of the same to all occupants of the Lot Owner's Lot. In the event such rules and regulations shall conflict with any provisions of the Declaration or these By-Laws, the provisions of the Declaration and these By-Laws shall govern; however, in the event there shall be a conflict with the provisions of these By-Laws and those of the Declaration, the provisions of the Declaration shall govern."

The Declaration, as previously amended, and the By-Laws, as previously amended, are hereby ratified and affirmed in all respects, except as amended by this Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment on the day and date first above written.

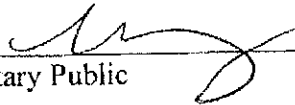
GLENELLEN ESTATES SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.

Donald W Wagner
Donald Wagner, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

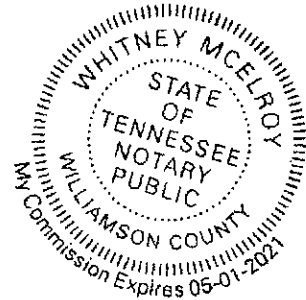
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Donald Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Glenellen Estates Subdivision Homeowners Association, Inc., the within named bargainor, a nonprofit Tennessee corporation, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

Witness my hand and official seal at office this 4TH day of January, 2019.



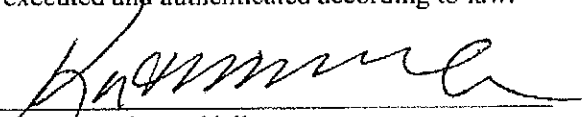
Notary Public

My commission expires: 05-01-2021



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

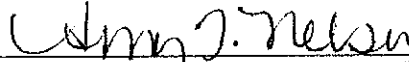


Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019



Amy T. Nelson

