

THIS INSTRUMENT PREPARED BY:
SCOTT D. WEISS, ATTORNEY AT LAW
Signature Center
1900 Church Street, Suite 301
Nashville, Tennessee 37203

**AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
REID HILL COMMONS**

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Reid Hill Commons (“Amended Declaration”) is made and entered into by the Unit Owners of Reid Hill Commons Townhouse Corporation as defined therein, in accordance with Paragraph 21, Part (c) of the Declaration of Covenants, Conditions and Restrictions for Reid Hill Commons (“Declaration”) of record in Book 2552, Page 543, et seq, Register’s Office for Williamson County, Tennessee; and in accordance with Article IX, Section 3 of the By-Laws of Reid Hill Commons Townhouse Corporation (“By-Laws”) attached as Exhibit B to the Declaration, of record in the said Register’s Office.

WITNESSETH:

WHEREAS, pursuant to Article IX, Section 3 of the By-Laws, the By-Laws may be amended by the vote of not less than sixty-seven percent (67%) of the Unit Owners; and,

WHEREAS, Paragraph 21, Part (b) of the Declaration requires fifty-one percent (51%) of Eligible Mortgagees to vote in addition to Unit Owners for “Major Decisions”. Paragraph 21, Part (b), sub-part (1) defines voting rights as a Major Decision; and,

WHEREAS, the Unit Owners desire to amend the Declaration and By-Laws to reduce the required quorum in Article II, Section 5 of the By-Laws from sixty-seven percent (67%) to fifty-one percent (51%); and,

WHEREAS, Robert’s Rules of Order Newly Revised, 11th Edition defines a quorum as the number of members present at a meeting, not the number required to vote. Thus, the aforementioned desired amendment is not a Major Decision as defined within the Declaration and accordingly, no vote of Eligible Mortgagees is required as a condition for the desired amendment to be valid; and,

WHEREAS, in accordance with Paragraph 21, Part (c) of the Declaration, by her/his signature below, the undersigned, James W. Ford, President of Reid Hill Commons Townhouse Corporation, certifies and affirms that the Annual Meeting of the Unit Owners was held on May 16, 2016, 2016 where a motion was made, seconded and carried that this Amendment to the Declaration of the Covenants, Conditions and Restrictions for Reid Hill Commons was adopted by a vote of not less than sixty-seven percent 67% of the Unit Owners in accordance with Article IX, Section 3 of the By-Laws.

NOW, THEREFORE, by these presents, the By-Laws of Reid Hill Commons Townhouse Corporation, attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Reid Hill Commons, are hereby amended as follows:

ARTICLE II

RIGHTS OF DECLARANT DURING DEVELOPMENT PERIOD

Section 5. Quorum: Voting. At any meeting of the Corporation, fifty-one percent (51%) of the Unit Owners, present in person or by proxy, shall constitute a quorum and, except as otherwise provided herein, in the Declaration or in the Act, the concurring vote of a Majority of the Unit Owners shall be valid and binding upon the Corporation.

Only the changes and amendments made by this Amendment to the Declaration of Covenants, Conditions and Restrictions for Reid Hill Commons shall be changed and amended. All other terms, conditions, restrictions and provisions of the Declaration and By-Laws and any and all amendments thereto, shall survive and continue to remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of this the 17th of May, 2016.

REID HILL COMMONS
TOWNHOUSE CORPORATION

James W. Ford
By: _____
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared James W. Frost with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her/his oath, acknowledged herself/himself to be the President of Reid Hill Commons Townhouse Corporation, and that she/he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by herself/himself as such President.

Witness my hand and official seal at Brentwood, Williamson County, Tennessee, this 17th day of May, 2016.

Juanita D Clancy
Notary Public

My Commission Expires: 7.17.2016

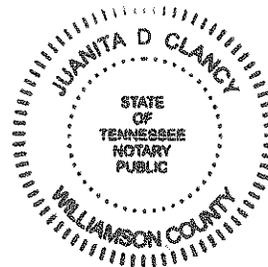


EXHIBIT "A"

AFFIDAVIT OF APPROVAL AND AUTHORIZATION

In accordance with Paragraph 21, Part (c) of the Declaration of Covenants, Conditions and Restrictions for Reid Hill Commons I, James W. Frost President of Reid Hill Commons Townhouse Corporation, approve the Amendment to the Declaration of Covenants, Conditions and Restrictions for Reid Hill Commons ("Amended Declaration").

I further certify and affirm that the Amended Declaration was approved, voted upon and adopted in accordance with Article IX, Section 3 of the By-Laws of Reid Hill Commons Townhouse Corporation, that I am the duly elected President of Reid Hill Commons Townhouse Corporation and that I am authorized to execute and deliver this Amended Declaration.

REID HILL COMMONS
TOWNHOUSE CORPORATION

James W. Frost
By: _____
Its: President

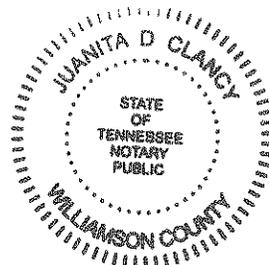
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared James W. Frost with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her/his oath, acknowledged herself/himself to be the President of Reid Hill Commons Townhouse Corporation, and that she/he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by herself/himself as such President.

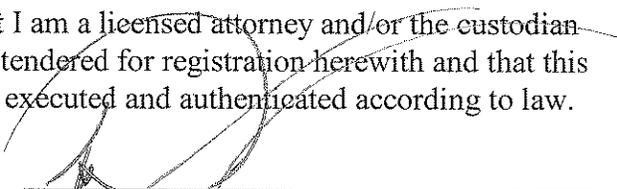
Witness my hand and official seal at Brentwood, Williamson County, Tennessee, this 17th day of May, 2016.

Juanita D. Clancy
Notary Public

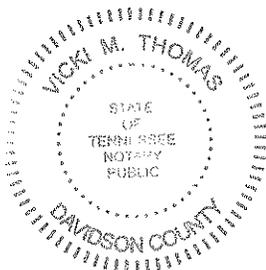
My Commission Expires: 7.17.2018



I, Scott D. Weiss, 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.



Scott D. Weiss



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for this County and State, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1/1/18



Notary Public

BK/PG: 6752/270-274
16019676

5 PGS : AMENDMENT	
JESSICA SWEENEY 434493 - 16019676	
05/23/2016 - 09:30:25 AM	
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

SADIE WADE

REGISTER OF DEEDS