

This Instrument Prepared by:
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Thomas E. Parkerson
121 E. Main St.
Murfreesboro, TN 37130

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 794545 Instrument #: 1919660
State: 20.00
Clerk: 0.00
Other: 2.00
Total: 22.00
Record Book 1318 Pgs 1724-1727

AMENDMENT TO BY-LAWS
OF
PARK PLACE
(A CONDOMINIUM)

"Original By-Laws of record in Book 372, Page 127, Register's Office
for Rutherford County, Tennessee

BE IT RESOLVED, by the written consent of at least sixty-seven percent (67%) of all co-owners of condominium apartments in Park Place, that the By-Laws of Park Place (hereinafter, "The By-Laws"), as of record in the Register's Office for Rutherford County Tennessee, be amended as follows:

1. Article I, Section 4 is amended by deleting the sentence, "The office of the Condominium and of the Board of Managers shall be located at 105 North Maple Street, Murfreesboro, Rutherford County, Tennessee 37130., or at such other location as the Board of Managers may from time to time designate." And the following shall be submitted in place thereof:

The office of the Condominium shall be located at such location as the Officers and Owner's Association from time to time designate.

2. Article II "Board of Managers" language shall be suspended in its entirety and throughout the By-Laws, "Board of Mangers" shall be replaced by "Officers and Owner's Association".
3. Article III, Section 1, is amended by deleting the language that "the annual meetings are to be held on the 1st day of November of each, succeeding year, unless such date shall occur on a Saturday or Sunday" and replaced with "The first Saturday of each November as the annual meeting date. The annual meeting will include the monthly meeting for that month. Officers are to be elected at the annual meeting and they will start the term of service in the following January."

4. Article V, Section 5, Collection of Assessments shall be amended by adding the following language to the end of the sentence requiring assessments are due 30 days from the due date.

“unless otherwise agreed upon by vote of the Officers and Owner’s Association”. The purpose of this language is to allow owners to make installment payments in the event of a large assessment.

5. Article 5, Section 6 shall be amended by inserting the language “The Officers and Owner’s Association shall begin to enforce the due date for all Condominium fees. The fees are to be paid by the 15th; on the 16th a late fee of \$35 will be charged.”

6. Article V, Section 11, subsection (a) shall be deleted in its entirety and the following substituted in its place thereof:

The condominiums will be owner occupied by all future owners recognizing that all units are presently owner-occupied

7. Article V, Section 11, subsection (f) shall be amended by inserting the following sentence;

A sale could be had on the premises as approved by the vote of the Officers and Owner’s Association with the discussion that the downtown area has an annual yard sale and the Officers and Owner’s Association could participate in a sale to raise funds for projects.

8. Article V, Section 11 shall be amended by adding a new subsection (g) which shall state the following:

(g) Boats, ATV’s, trailers, or other utility vehicle be prohibited on the premises and that only personal vehicles are allowed.

9. Article V, Section 11 shall be amended by adding a new subsection (h) which shall state the following:

(h) The City of Murfreesboro’s noise ordinance shall be explicitly followed per Murfreesboro Code Section 21-102, and specifically there shall be a “quiet time” of 10 p.m. until 6 a.m. each evening.”

10. Article V, Section 17, Electricity, Water and Sewer Charges, shall be amended by deleting “Water shall be supplied” and inserting “Water shall NOT be supplied to all of the units and the common elements and the Officers and Owner’s Association shall NOT pay said bills as a common expense.”

11. Article VII, Section 2. Leases shall be amended by inserting at the beginning of said paragraph the following:

All condominium units shall be owner-occupied by all future owners recognizing that all current units are owner-occupied. Should an owner put their unit up for sale, it must be a bona fide attempt to sell at current market prices. If a prolonged selling process occurs as determined by the Officers and Owners Association, then the owner may rent their unit only until the unit sells. The purpose of this change is to prevent the property from being sold strictly as investment property thus maintaining property values as well as the integrity of individually owned homes.

BE IT FURTHER RESOLVED that the foregoing instrument be effective upon being recorded in the Register's Office for Rutherford County, Tennessee, duly executed by the President of Park Place (A Condominium) bearing the certification of the Secretary/Treasurer of the Condominium that it was approved by the requisite vote of the owners of units in Park Place (A Condominium).

PARK PLACE
(A CONDOMINIUM)

BY Marie Frala
Marie Frala, Its President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Maria Frala, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President of Park Place (A Condominium), and that she as such President being authorized so to do, executed the within and foregoing instrument for the purposes therein contained, by signing the name of the Condominium by herself as such President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this the 20th day of August, 2014.



CERTIFICATE

The undersigned does hereby certify that she is the duly elected Secretary/Treasurer of Park Place (A Condominium); that the foregoing instrument contains the true, full, and correct text of the resolution consented to, approved, and adopted by at least sixty - seven percent (67%) of the owners of units within Park Place (A Condominium).

PARK PLACE
(A Condominium)

By: Melanie Price
Melanie Price

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Melanie Price, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Secretary/Treasurer of Park Place (A Condominium), and that she as such Secretary/Treasurer being authorized so to do, executed the within and foregoing instrument for the purposes therein contained, by signing the name of the Condominium by herself as such Secretary/Treasurer.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this the 20th day of August, 2014.

