

THIS INSTRUMENT PREPARED BY:
SCOTT D. WEISS, ESQ., CCAL
Ortale Kelley Law Firm
CMT Building
330 Commerce Street, Suite 110
Nashville, Tennessee 37201
(prepared in accordance with information
Provided by and at the direction of
Georgetown Square Townhomes
Homeowners Association, Inc.)

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1131121 Instrument #: 2383201
Rec'd: 20.00 Recorded
State: 0.00 8/13/2021 at 1:19 PM
Clerk: 0.00 in Record Book
Other: 2.00
Total: 22.00 2125
Pages 2014-2017

**GEORGETOWN SQUARE TOWNHOMES HOMEOWNERS
ASSOCIATION, INC.
RULES & REGULATIONS**

Adopted July, 2021

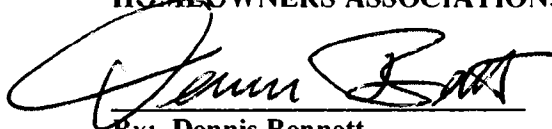
WHEREAS, these Rules and Regulations have been adopted this **20th** day of **July, 2021** in accordance with the Power and Duties conferred upon the Board of Directors recited within Article II, Section 2.4, Sub-Section (h) of the Declaration of Covenants, Conditions and Restrictions, Georgetown Square Townhomes (“Declaration”); and,

WHEREAS, all capitalized terms not otherwise defined herein shall have the meanings set forth in the Declaration

NOW THEREFORE, each Owner acquiring title to a Lot or Unit after the date of this Amendment, shall pay a non-refundable Working Capital fee to Georgetown Square Townhomes Homeowners Association, Inc. (“Association”) at time of closing or transfer of title to establish a working capital fund. Such Working Capital fee shall not be considered advance payment of annual assessments but shall be deposited by the Association in a Working Capital Fund which shall be used to build the Association reserve account for the purpose of funding capital improvements and maintenance of existing amenities. Said deposit shall be in an amount established by the Board, equaling Five Hundred and 00/100 (\$500.00) Dollars.

Working Capital fees which remain unpaid for thirty (30) calendar days after the date of closing or transfer of title to any Lot or Unit shall be a charge on the land and a continuing lien against the Lot and Unit to which such Working Capital fee was assessed and in addition to the Working Capital fee, shall secure interest at the rate of eighteen (18%) percent, costs and reasonable attorney’s fees incurred by the Association for the filing and enforcement thereof. Each such Working Capital fee, together with interest at the rate of eighteen (18%) percent, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such Lot or Unit at the time when the assessment fell due. Enforcement shall be effected in accordance with the Declaration.

**GEORGETOWN SQUARE TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.**



**By: Dennis Bennett
Its: President**

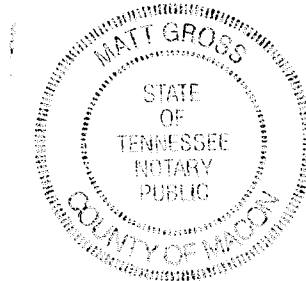
STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared **Dennis Bennett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the President of Georgetown Square Townhomes Homeowners Association, Inc., and that 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 himself as such President.

20th Witness my hand and official seal at Murfreesboro, Rutherford County, Tennessee, this
day of July, 2021.

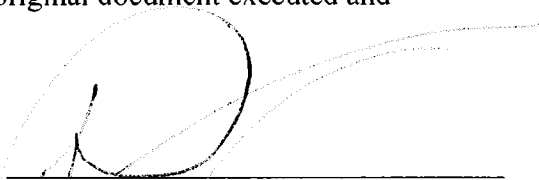

Notary Public

My Commission Expires: 2/5/2024



Tennessee Certification of Electronic Document

I, Scott D. Weiss, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 13, 2021.



Affiant Signature

8-13-21

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of August, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

