

The instrument prepared by:
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Nashville, Tennessee 37219

AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS AND MASTER OWNERS ASSOCIATION FOR PROVIDENCE

This Amendment to Master Declaration of Protective Covenants and Master Owners Association for Providence (the "Amendment") is made this 11th of March, 2016, by Providence Developers Inc. (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant previously submitted certain property to the Master Declaration of Protective Covenants and Master Owners Association for Providence of record in Book 1048, page 1347, Register's Office for Wilson County, Tennessee (the "Declaration"), establishing the residential real estate subdivision located in Wilson County, Tennessee known as Providence;

WHEREAS, under Section 10.4 of the Declaration, the Declarant has the right to amend the Declaration; and

WHEREAS, the Declarant desires to amend provisions of the Declaration relating to the working capital fund and lot transfer fees.

NOW, THEREFORE, for and in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant, being empowered so to do, hereby amends the Declaration as follows:

1. Amendment.

The first sentence of Section 8.17 of the Declaration is hereby deleted in its entirety and replaced with the following:

Each Owner of a Single Residential Site in the Subdivision shall pay a "Working Capital Fund Fee" to the Master Association at the closing of the sale of a completed residence to such Owner. The Board of Directors of the Master Association, in its sole and reasonable discretion, shall establish the amount of the Working Capital Fund Fee, which said Board may change from time to time.

Section 8.18 of the Declaration is deleted in its entirety and replaced with the following:

Upon conveyance of a Site to a new Owner, the Association shall charge a lot transfer fee (the "Lot Transfer Fee") to the new Owner, except that sales or transfers to a Builder, and transfers by foreclosure or by deed in lieu of foreclosure shall not be subject to the Lot Transfer Fee. The Board of Directors of the Master Association, in its sole and reasonable discretion, shall establish the amount of the Lot Transfer Fee, which said Board may change from time to time.

2. Ratification. In all other respects, the terms and conditions of the Declaration are ratified and confirmed.

DECLARANT

PROVIDENCE DEVELOPERS, INC.

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Lisa W. Carnes with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained and who further acknowledged that he/she is the Vice President of Providence Developers, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of Providence Developers, Inc. as its Vice President.

WITNESS my hand, at office this 11th day of March, 2016.

Lisa W. Carnes
Notary Public

My Commission Expires: 8/20/2017



BK/PG: 2156/114-115	
22003888	
2 PGS:AL-RESTRICTIVE COVENANTS	
MISTY BATCH: 509323	
02/07/2022 - 09:11 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00
STATE OF TENNESSEE, WILSON COUNTY	
JACKIE MURPHY	
REGISTER OF DEEDS	