

RECORDED 4/27/2021

This Instrument Prepared By:
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503 North Maple Street
Murfreesboro, Tennessee 37130

**SECOND AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR 555 GRESHAM LANE TOWNHOMES, A HORIZONTAL PROPERTY REGIME
WITH PRIVATE ELEMENTS
AND
THE BYLAWS FOR 555 GRESHAM LANE TOWNHOMES HOMEOWNERS'
ASSOCIATION, INC.**

THIS AMENDMENT is made by the undersigned, TSTJ, LLC (the "Declarant"), being the Declarant of the horizontal property regime known as 555 Gresham Lane Townhomes, pursuant to Article III of the Declaration of Covenants, Conditions and Restrictions for 555 Gresham Lane Townhomes (the "Declaration") and Article IX of the Bylaws for 555 Gresham Lane Townhomes Homeowners' Association, Inc. (the "Bylaws"), both of which are of record in Record Book 1680, page 3581, Register's Office of Rutherford County, Tennessee, as thereafter modified, amended and supplemented (the "Declaration")

WHEREAS, it is the desire of the Declarant to amend the Declaration and Bylaws as is more particularly set forth herein.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declarant does hereby amend the Declaration and Bylaws as follows:

1. Article I "Definitions" of the Declaration shall be amended to add the following provision:

Vehicle means any motor vehicle, auticycle, or motor bicycle, as set forth in T.C.A § 55-1-103, as well as vehicles moved by human power. Specifically, without limitation, golf carts and riding lawn mowers are subject to this provision.

2. Article VIII of the Bylaws, Section 5 (v) "Vehicles," is hereby deleted in its entirety.
3. Article VIII of the Bylaws, Section 5 (o) "Parking," is hereby amended to restate as follows:

(o) Parking; Vehicles. A Unit Owner, combined with every tenant and occupant of the Unit, shall be limited to keeping two (2) vehicles on the Property. Notwithstanding the foregoing, Boats, trailers, jet-skis and trailers for same, panel trucks, buses, trucks with a load capacity of one (1) ton or more, vans (excluding vans used by handicapped persons, mini-vans or sport utility vehicles used as passenger vehicles and receiving a "car" or "passenger vehicle" classification by

the Tennessee Department of Motor Vehicles), recreational vehicles (RVs and motor homes), vehicles used primarily for commercial purposes, and vehicles with commercial writings on their exteriors other than Sheriffs, Marshals or police officers' vehicles marked as such, are also prohibited from being parked on the Property, except in garages, or designated parking areas for particular types of vehicles. Notwithstanding the above, trucks, vans, commercial vehicles and vehicles with commercial writings on their exterior shall be allowed temporarily on the Property during normal business hours for the purpose of serving any Unit or Common Element; provided, however, no such vehicle shall remain on the Common Elements overnight or for any purpose unless prior written consent of the Board is first obtained. The terms of this provisions shall not apply to any Unit or any portion of the Property owned by Declarant.

4. Except as expressly amended hereby, the terms and provisions of the Declaration shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this Amendment this the 26TH day of April, 2021.

TSTJ, LLC

By: Tim Edward Weiland
Tim Edward Weiland, President

State of Tennessee)
County of Rutherford)

Personally appeared before me, a notary public in and for the state and county aforementioned, Tim Edward Weiland, 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 TSTJ, LLC and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal this 26 day of April 2021.

Laken Manier
Notary Public
My commission expires: 12-18-2022

