

This instrument prepared by:
Lockland Law Group
204 South 11th Street
Nashville, TN 37206

**AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
HERMITAGE MEADOWS**

This Amendment, executed and made effective this ___ day of _____ 2024, by the written consent of the Lot Owners representing at least seventy-five percent (75%) of the Lot Owners in Hermitage Meadows (the “Development”) and members of the Hermitage Meadows Homeowners’ Association, (the “Association”) as provided in Article IX, Section 3 of the Declaration of Covenants, Conditions, and Restrictions for Hermitage Meadows (the “Declaration”), of record in Book 6034, Page 365, Register’s Office for Davidson County, Tennessee, and amend the Declaration as follows:

1. A new section is added to Article IX of the Declaration as follows:

Section 7. Leasing Regulations. A Unit may be leased or rented subject to reasonable rules and regulations as may be adopted by the Board of Directors in regard to leases and rental agreements. All leases must be in writing and shall incorporate the provisions of this Declaration and the Bylaws. All leases must have a term of at least thirty-one (31) days. Notwithstanding the foregoing provisions of this Section 7, at no time shall more than forty-five percent (45%) of the Units be non-owner occupied. This regulation shall not be applicable to any Unit Owner as of the date of this Amendment. Any person acquiring an ownership interest in a Unit after the date of this Amendment (a “Future Owner”) shall be allowed to lease their Unit in accordance with any then adopted rules and regulations so long as the number of non-owner-occupied Units is less than forty-five percent (45%). If the non-owner-occupied cap of forty-five percent (45%) has been met, any request to lease or rent a Unit by a Future Owner shall result in the Future Owner being placed on a waiting list until such time the leasing percentage has fallen below the forty-five percent (45%) cap and it is their turn to be issued a leasing permit. Any Future Owner found to be leasing their Unit without approval from the Board or having a valid leasing permit shall be in violation of the Declaration and the Association shall have all recourse to all remedies as provided in the Declaration and at law.

Exhibit A attached hereto shows the signatures of Owners approving this Amendment as required in Article IX, Section 3 of the Declaration.

Except as specifically amended hereinabove, all other provisions and Exhibits of the Declaration remain in full force and effect.