

The instrument prepared by:  
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**AMENDMENT TO DECLARATION OF PROTECTIVE  
COVENANTS, CONDITIONS AND RESTRICTIONS MEADOWBROOK PHASE I A**

This Amendment to Declaration of Protective Covenants, Conditions and Restrictions Meadowbrook Phase I A (the "Amendment") is made this 11<sup>th</sup> of October, 2017, by Cornerstone Land Company (the "Developer").

**WITNESSETH:**

WHEREAS, the Developer previously submitted certain property to the Declaration of Protective Covenants, Conditions and Restrictions Meadowbrook Phase I A of record in Book R-1921, page 1377, Register's Office for Maury County, Tennessee (the "Declaration"), establishing the residential real estate subdivision located in Maury County, Tennessee known as Meadowbrook;

WHEREAS, pursuant to Article XIII Section 2 of the Declaration, the Developer currently has the right to unilaterally amend the Declaration; and

WHEREAS, the Developer desires to amend provisions of the Declaration relating to parking and enforcement.

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 Developer, being empowered so to do, hereby amends the Declaration as follows:

1. Amendment.

Article VII Section 3(b) of the Declaration is hereby deleted in its entirety and replaced with the following:

*No inoperative, wrecked or non-functional vehicles, or vehicles which lack a current and valid license plate or registration, may be parked or stored on any street or elsewhere within the Development. No house trailers, mobile homes, modular homes are permitted anywhere within the Development.*

Article XII Section 3 of the Declaration is hereby amended by adding the following:

*In addition to any other right or remedy afforded the Association under this Declaration or Tennessee law, the Association may utilize "self-help" to redress violations of this Declaration or any other governing document applicable to the Development. Such self-help remedies shall include the right to tow a vehicle parked or stored in violation of this Declaration, whether such vehicle is located on a Lot, the Common Area or on a public street within the Development. The Association, its employees and agents who exercise said self-help remedies shall not be liable for trespass or otherwise.*

*All costs and expenses incurred by the Association in connection with its enforcement of the*

*Declaration (including without limitation the expense of towing and storage of vehicles) shall be chargeable to both the at-fault party and, if such at-fault party is not the Owner, the Owner of the Lot where the at-fault party resides or is visiting at or about the time of the violation. With respect to towed vehicles, the costs of towing and storage shall be assessed to (a) the driver and/or owner of the vehicle in violation and (b) if the driver of the vehicle is not a Lot Owner, to the Owner(s) and adult occupant(s) of the Lot being visited by the vehicle's driver. Any cost or expense incurred by the Association in its exercise of the remedies authorized or permitted by this Article XII Section 3 (including reasonable attorney's fees) are deemed to be in the nature of assessments, subject to the lien for assessments established by Article V of this Declaration, and collectible in the same manner as other assessments may be collected under Article V of this Declaration.*

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

**DEVELOPER**

**CORNERSTONE LAND COMPANY**


By:

  
\_\_\_\_\_  
Jason Beavers, Partner

STATE OF TENNESSEE )  
COUNTY OF Rutherford )

Personally appeared before me, the undersigned, a Notary Public, Jason Beavers, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is a partner of Cornerstone Land Company, a Tennessee general partnership, the within-named bargainor, and is authorized to execute this instrument on behalf of Cornerstone Land Company as its partner.

WITNESS my hand, at office this 11<sup>th</sup> day of October, 2017.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 3-20-18

