

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
BELMONT PLANNED DEVELOPMENT
ARLINGTON, TENNESSEE**

THIS FIRST AMENDMENT is made and executed on behalf of **BELMONT, LLC**, a Tennessee limited liability company by Barry A. Duke, its Chief Manager (hereinafter called “Declarant”).

RECITALS:

This instrument is intended to amend that certain Declaration of Covenants, Conditions and Restrictions for Belmont Planned Development of record at Instrument Number 17040135 (and By-Laws contained therein as Exhibit “D”), Register’s Office of Shelby County, Tennessee. Declarant has the right to amend the Declaration and By-Laws, as by majority vote held at a Special Meeting of the Board of Directors on July 18, 2017. The purpose of this Amendment is to make certain modifications, as more particularly defined herein, to the Declaration.

AMENDMENTS:

THE DECLARATION IS AMENDED AS FOLLOWS:

1. ARTICLE VIII (ASSESSMENTS), Section 2 (b) shall be amended to read as follows:
For each Lot, the annual assessment shall first become due on the first date of the closing of the sale of the Lot from Declarant or builder to the Owner, in the amount of Four Hundred Fifty and xx/100 Dollars (\$450.00) (initial amount). The assessment shall be prorated for the month of its commencement to an October 1 due date. In addition, a one time fee of **Three Hundred and xx/100 Dollars (\$300.00)** “Working Capital Reserve” shall be paid to the Association by the Owner at the closing of the sale of the Lot from the Declarant or any builder to the Owner.

Declarant agrees to the terms and provisions as set forth in this First Amendment this 23~~rd~~ day of August, 2017, through and by means of a majority vote carried by the Board of Directors and current Officers at a Special Meeting of the Board of Directors held on July 18, 2017.

DECLARANT

Belmont, LLC


By: 
Barry A. Duke, Chief Manager

STATE OF TENNESSEE

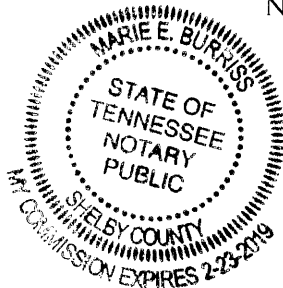
COUNTY OF SHELBY

Before me, a Notary Public of said State and County, personally appeared Barry A. Duke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Chief Manager of Bemont, LLC, a Tennessee limited liability company “the Declarant”, the within named bargainor, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself as such Chief Manager.

Witness my hand and official seal at office this 23 day of August, 2017.


Notary Public

My Commission Expires:
2-23-19



LIEN HOLDER JOINDER

**FIRST AMENDMENT TO
Declaration of Covenants, Conditions and Restrictions
For
Belmont Planned Development**

**RENASANT BANK
(formerly known as Metropolitan Bank)**

By: Maria Garrett
Printed Name: Maria Garrett
Title: Sr. Managing Director

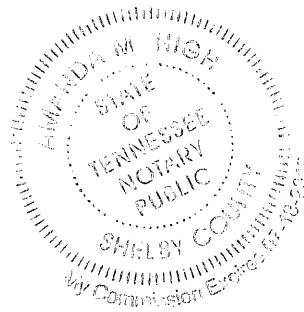
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said County and State mentioned, duly commissioned and qualified, personally appeared Maria Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the Sr. Managing Director of **RENASANT BANK (formerly known as Metropolitan Bank)**, the within named bargainer, a Corporation, and that he/she, as such Sr. Managing Director, being duly authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company by himself/herself as Sr. Managing Director.

Witness my hand and Notarial Seal at office this 23 day of August, 20 17.

[Signature]
Notary Public

My Commission Expires: 7/18/18



This instrument prepared by:

Creekside Homes, LLC
7390 Hwy 64
Oakland, TN 38060


Return to:

Erickson Title & Closing, LLC
3173 Kirby Whitten Pkwy, Suite 106
Bartlett, TN 38134
(901) 866-9344



Tom Leatherwood
Shelby County Register / Archives

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.

	
17090713	
09/05/2017 - 09:27 AM	
4 PGS	
CHRISTINAM	1644164-17090713
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	22.00
TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	