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Heather Dawbarn, Register
Rutherford County Tennessee
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**AMENDMENT TO BY-LAWS OF
PUCKETT STATION HOMEOWNERS' ASSOCIATION, INC.**

This Amendment to By-Laws of Puckett Station Homeowners' Association, Inc. (the "Amendment") is made this 8th of June, 2020, by Puckett Station Homeowners' Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Association is the duly-formed governing body for that certain residential real estate development located in Rutherford County, Tennessee known as Puckett Station established by the Declaration of Covenants, Conditions Puckett Station recorded in Book 811, page 3161, Register's Office for Rutherford County, Tennessee (as amended) (the "Declaration");

WHEREAS, the Association is governed by the By-Laws of Puckett Station Homeowners' Association, Inc. recorded in Book 811 page 3161 with the Register's Office for Rutherford County, Tennessee (the "By-Laws");

WHEREAS, the Association wishes to amend the By-Laws as stated herein; and

WHEREAS, pursuant to Article XIII Section 1 of the By-Laws and Tenn. Code Ann. Section 48-57-108, the By-Laws may be amended by vote of a majority of a quorum of members who voted on the Amendment by written ballot; and

WHEREAS, as evidenced by the signature of the Association's Secretary below, this Amendment was approved by vote of a majority of a quorum of members who voted on the Amendment by written ballot.

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

Amendments.

A. Article III Section 1 of the By-Laws is deleted in its entirety and replaced with the following:

Section 1. Annual Meetings. The first annual meeting of the Association shall be held within thirty (30) days from the date control of the Association passes from Class B to Class A Members. Subsequent regular annual meetings shall be set by the Board so as to occur at least ninety (90) but not more than one hundred twenty (120) days before the close of the Association's fiscal year on a date, at a time and at a place set by the Board of Directors.

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B. Article IV Section 1 of the By-Laws is deleted in its entirety and replaced with the following:

Section 1. Number. The affairs of the Association shall be managed by a board of five (5) directors. Directors must be Members of the Association.

C. Article IV Section 2 of the By-Laws is deleted in its entirety and replaced with the following:

Section 2. Term of Office. At the first annual meeting after termination of the Class B Membership, or such earlier time as the Developer determines and states in writing to the Association, the Members shall elect five (5) directors. At such meeting, the candidate receiving the most votes shall be elected for a term of three (3) years, the candidates receiving the second and third most votes shall be elected for terms of two (2) years, and the candidates receiving the fourth and fifth most votes shall be elected for terms of one (1) year. Thereafter, all directors shall be elected for terms of three (3) years.

D. Article V Section 1 of the By-Laws is amended by deleting the phrase “or non-members” from the sixth sentence of that section.

E. Article VI Section 1 of the By-Laws is amended by replacing the word “annually” with the word “quarterly” in the first sentence of that section.

F. Article VI Section 2 of the By-Laws is amended by replacing the phrase “any two directors” with the phrase “any three (3) directors.”

G. Article VIII Section 1 of the By-Laws is deleted in its entirety and replaced with the following:

Section 1. Enumeration of Offices. The officers of the Association shall be elected by the Board of Directors and shall be a president, a vice president, a secretary, a treasurer and such other officers as the Board may deem necessary.

H. Article VIII Section 8(a) of the By-Laws is deleted in its entirety and replaced with the following:

(a) The president shall be the chief executive officer of the corporation; he/she shall preside at all meetings of the Members and the Board of Directors, shall have general and active management of the affairs of the corporation, shall see that all orders and resolutions of the Board are carried into effect, and shall perform such other duties as the Board of Directors shall prescribe.

I. Article VIII Section 8(d) of the By-Laws is deleted in its entirety and replaced with the following:

(d) The treasurer (or any other person(s) designated by the Board to handle Association funds) shall receive and deposit in appropriate accounts all monies of the Association and shall disburse such funds as approved or directed by the Board; shall keep proper books of account; and shall

prepare an annual budget and a statement of income and expenditures to be provided to the members at or before the annual meeting.

Ratification. In all other respects, the terms of the By-Laws are ratified and confirmed.

SECRETARY'S CERTIFICATE

I, Jason Beavers, Secretary of Puckett Station Homeowners' Association, Inc., DO HEREBY CERTIFY, and attest that, in accordance with Article XIII Section 1 of the Association's By-Laws and Tenn. Code Ann. Section 48-57-108, this Amendment was approved by vote of a majority of a quorum of members who voted on the Amendment by written ballot.

Jim Beavers
Secretary

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jason Beavers, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained and who further acknowledged that he/she is Secretary of Puckett Station Homeowners' Association, Inc., a Tennessee nonprofit corporation, and is authorized to execute this instrument on behalf of Puckett Station Homeowners' Association, Inc.

Sworn to and subscribed before me this 8 of June, 2020.

Kim B. Lockhart
Notary Public

My commission expires: _____

