

Per TCA § 66-24-115
Prepared By:

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THIS SPACE FOR REGISTER'S RECORDING INFO

ROLL/IMG: 737/1398-1400

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3 PGS: AL - AMENDMENT TO MASTER DEED	
CHELSEA BATCH: 57890	11/07/2011 - 03:35 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WASHINGTON COUNTY
GINGER B. JILTON
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF WASHINGTON

**THIRD AMENDMENT TO MASTER
DEED AND FOURTH AMENDMENT TO
BY-LAWS OF LIMITED EDITION
CONDOMINIUMS**

THIS THIRD AMENDMENT TO MASTER DEED AND FOURTH AMENDMENT TO BY-LAWS OF LIMITED EDITION CONDOMINIUMS (the "Amendment"), approved by the owners of at least two-thirds (2/3) of the Thirty-three (33) Condominium Units in Limited Edition Condominiums;

WITNESSETH:

WHEREAS, a Master Deed Establishing Horizontal Property Regime, Limited Edition Condominiums ("Master Deed"), establishing Limited Edition Condominiums dated July 15, 1988, was recorded in Deed Book 660, Page 639-703, in the Washington County, Tennessee, Register of Deeds' Office at Jonesborough, Tennessee, on July 22, 1988, at 8:05 A.M.; and

WHEREAS, the Master Deed and By-Laws have been supplemented and amended by the following, all recorded in the Washington County, Tennessee, Register of Deeds' Office at Jonesborough, Tennessee:

Document

First Supplemental Declaration to Master Deed Establishing Horizontal Property Regime, Limited Edition Condominiums, dated September 7, 1988

Second Supplemental Declaration to Master Deed Establishing Horizontal Property Regime, Limited Edition Condominiums, dated August 7, 1989

Amendment to Second Supplemental Declaration to Master Deed Establishing Horizontal Property Regime, Limited Edition Condominiums, dated May 10, 1990

Third Supplemental Declaration to Master Deed Establishing Horizontal Property Regime, Limited Edition Condominiums, dated November 26, 1990

Recording Information

Deed Book 663, Page 29-33,
September 8, 1988 at 8:40 a.m.

Deed Book 677, Page 622-626
August 9, 1989 at 12:15 p.m.

Deed Book 689, Page 395-398
May 24, 1990 at 4:45 p.m.

Deed Book 699, Page 283-288
November 29, 1990 at 3:30 p.m.

Fourth Supplemental Declaration to Master Deed Establishing Horizontal Property Regime, Limited Edition Condominiums, dated November 29, 1991

Roll 3, Image 1681-1685
December 2, 1991 at 4:00 p.m.

Amendment to Master Deed, Limited Edition Condominiums, dated January 16, 1995

Roll 65, Image 2593-2615
January 31, 1995 at 2:55 p.m.

Amendment to By-Laws, Limited Edition Condominiums, dated July 14, 1994

Roll 66, Image 979
February 8, 1995 at 1:05 p.m.

Amendment to By-Laws, Limited Edition Condominiums, dated January 16, 1995

Roll 66, Image 981
February 8, 1995 at 1:05 p.m.

Second Amendment to Declaration of Master Deed and Third Amendment to Bylaws of Limited Edition

Roll 565, Image 1658
August 1, 2007 at 9:25 a.m.

WHEREAS, the Master Deed provides on pages 5-6, in Article I (Establishing of Horizontal Property Regime), section (f) (Owners to Comply with Master Deed and By-Laws):

Each owner, his personal representatives, heirs and assigns shall, at all times, comply with the provisions and requirements of this Master Deed, with the By-Laws hereinafter set forth and all amendments thereof. . . .

WHEREAS, the Master Deed provides on page 23, in Article XIII (Restrictive Covenants), section (r):

Each co-owner shall comply with the provisions and requirements of this **Master Deed** (emphasis added), including the administrative By-laws attached hereto, the decisions and resolutions of the Council of Co-Owners and of the Board of Administration and with reasonable rules and regulations adopted from time to time by the Board of Administration for the common comfort, safety, convenience and protection of the co-owners in their use and enjoyment of their units and of the common elements and adopted for the orderly administration of the condominium project and of the condominium buildings **and with all amendments thereof** (emphasis added).

WHEREAS, the By-Laws, attached as Exhibit E to the Master Deed, provide in Article II, Section 10:

The Council of Co-Owners may, at any duly called, held and convened meeting, modify or amend the system of administration of Limited Edition **and** (emphasis added) these By-Laws for the administration of Limited Edition by the affirmative vote of co-owners representing at least two-thirds (2/3) of the total units in Limited Edition. . . . No such modification or amendment of a system of administration **or** (emphasis added) of these By-Laws shall be operative unless and until it is embodied in a written instrument and is recorded in the Register's Office for Washington County, Tennessee, in the same manner as was the Master Deed and these original By-laws which are a part of the said Master Deed.

WHEREAS, at least two-thirds (2/3) of the Unit Owners desire to amend the By-Laws as set forth herein; and

WHEREAS, since there are thirty-three (33) Units in Limited Edition Condominiums, two-thirds (2/3) of that number is twenty-two (22); and

WHEREAS, this Amendment was adopted by twenty-two (22) or more of the Co-Owners at their meeting held on NOV 1, 2011; then

THEREFORE, the Condominium Unit Owners hereby adopt the following amendment to the By-laws:

Insurance Policy Clarification. The following language shall be substituted for the separate similar paragraph in the By-Laws, Article VII (Insurance), Section 3. (Coverage), Subsection A.(Casualty), at the bottom of that subsection:

The Condominium Owners' Association Insurance Casualty/Liability Policy provided by the Condominium Owners Association will cover the following in the event of damage to an individual unit:

Replacement or repair of damage to the structure, and all improvements and additions thereto, including all components of the inside and outside walls and all original or replaced installed fixtures. Installed fixtures includes flooring, floor covering, wall covering, cabinets, kitchen and bath fixtures, and other standard fixtures. Such coverage is limited to the value of repair or replacement which would result in returning covered Unit to a state equal in quality to the quality of the covered Unit that existed when the damage or loss occurred:

If a provision of the original Master Deed, By-Laws, or the prior amendments to the Master Deed or By-laws is in direct conflict with any provision of this Amendment, this Amendment shall control.

EXECUTED as of 11/7/, 2011.

LIMITED EDITION CONDOMINIUM OWNERS ASSOCIATION, INC.

Robert Shelton
By: Robert Shelton, President

ATTEST:

Lissie Turnage
By: Lissie Turnage, Secretary

STATE OF TENNESSEE ACKNOWLEDGMENT
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Robert Shelton, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person who executed the foregoing instrument and who, being by me duly sworn, acknowledged, under oath, that he is the President of Limited Edition Condominium Owners Association, Inc. ("Association"), a Tennessee nonprofit corporation, the within named bargainer; that he is authorized and empowered by said Association to execute the foregoing instrument on behalf of and as the act and deed of said Association; that he did so execute this instrument by signing the name of said Association by himself as such officer; and that he did so for the purposes therein contained as the free act and deed of said Association.

WITNESS MY HAND AND OFFICIAL SEAL at office in said State and County, this 7th day of November, 2011.

Patti L. Crowder
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WASHINGTON COUNTY

My commission expires: April 27, 2014
Limited Edition Amendments.wpd