

This instrument prepared by:  
Sherrard & Roe, PLC  
424 Church Street, Ste 2000  
Nashville, TN 37219

**FIRST AMENDMENT TO BYLAWS OF  
COVE HOLLOW BAY HOMEOWNERS'  
ASSOCIATION, INC.**

This First Amendment to Bylaws of Cove Hollow Bay Homeowners' Association, Inc. is dated as of the 8th day of November, 2003, by Cove Hollow Bay Homeowners' Association, Inc. ("Association");

WITNESSETH:

WHEREAS, the Bylaws of the Association are of record in Record Book 162, page 799, Register's Office of DeKalb County, Tennessee (the "Bylaws"); and

WHEREAS, the members of the Association desire the Bylaws be amended to reflect certain requested changes voted on and approved at a meeting held on November 8, 2003, and to modify the bylaws as provided for herein;

NOW, THEREFORE, in consideration of the foregoing premises, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the parties hereby agree to amend the Bylaws as follows:

1. Article 4.5 Quorum. This Article is amended and restated to read as follows:

**4.5 Quorum.** The presence in person or by proxy of more than twenty (20%) percent of the votes entitled to be cast at a meeting of the Members and at least twenty percent (20%) of each class of Members shall constitute a quorum at all meetings of the Members for the transaction of business. If, however, the Members entitled to vote thereat, present in person or represented by proxy, shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present or represented. At such adjourned meeting at which a quorum shall be present or represented any business may be transacted at which might have been transacted at the meeting as originally notified.

2. Article 5.2 Number; Qualifications; Election; Term. Article 5.2 is amended and restated to read as follows:

**5.2 Number; Qualifications; Election; Term.** The Board of Directors shall consist of five (5) Directors, each of whom shall be a Member of the Association or a partner or employee of the Developer, or its subsidiaries or affiliates. The Members of the initial Board of Directors shall serve terms with two (2) members having a three-year term, two (2) members having a two-year term, and one (1) member having a one-year term until the annual meeting of Members following such election in the designated term of office of such Directors. Each Director elected to replace an original Director upon the expiration of his term of office shall serve for a term of office ending with the third annual meeting of Members following his election or until his successor shall be elected and shall qualify. All Directors elected subsequent to the initial Board of Directors shall serve three-year terms. The Directors shall be appointed by the Developer until after the expiration of The Period of Developer Control. Directors shall serve without compensation.

3. Article 5.5 Annual Meeting. Article 5.5 is amended and restated to read as follows:

**5.5 Annual Meetings.** The annual meetings of the Association shall be held on the third (3<sup>rd</sup>) Saturday in June at 10 a.m., within DeKalb County, Tennessee, on-site at Cove Hollow Bay or at another designated location within DeKalb County.

4. Ratification. The parties hereto hereby restate and ratify all of the terms and conditions of the Bylaws, as of the date hereof, and confirm that the terms and conditions of the Bylaws, except as amended hereby, remain in full force and effect.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and date first above written.

COVE HOLLOW BAY HOMEOWNERS' ASSOCIATION, INC.

By Lynn Greer  
Lynn Greer, President

Personally before me, a Notary Public, in and for the State of Tennessee in Rutherford County, Tennessee, Lynn Greer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged to me as the President of Cove Hollow Bay Homeowners' Association, Inc. of that time, and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name on behalf of said Association.

Witness my hand and official seal at Murfreesboro TN, Rutherford County, Tennessee, this 11 day of October, 2018.



Elaine Clifton  
Notary Public  
My Commission Expires: 4-18-21

Jeffrey L. McMillen, Register  
DeKalb County  
Rec #: 124476 Instrument #: 185001  
Rec'd: 15.00 Recorded  
State: 0.00 10/29/2018 at 9:53 AM  
Clerk: 0.00 in Record Book  
Other: 2.00 436  
Total: 17.00