



Shelby County Tennessee

Willie F. Brooks, Jr.

Shelby County Register

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09/15/2022 - 10:23:30 AM

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VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	500.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	504.00

WILLIE F. BROOKS JR

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY AND RETURN TO:
M. Wayne Mink, Jr.,
DINKELSPIEL, RASMUSSEN & MINK, PLLC
1669 Kirby Parkway, Suite 106
Memphis, TN 38120
DRM File No.: 121152.0000

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAGRANGE COMMONS, P.D.

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAGRANGE COMMONS, P.D. (this “Amendment”) is made as of this ^{8th} day of September, 2022 (the “Effective Date”), by **LAGRANGE COMMONS HOA, INCORPORATED**, a Tennessee non-profit corporation (the “Association”) (formerly known as LaGrange Commons P.D., Incorporated), for that certain residential development situated in Shelby County, Tennessee, more commonly known as **LaGrange Commons** (“LaGrange Commons”).

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for LaGrange Commons, P.D. (the “CCRs”), dated March 14, 2007, recorded in the Register’s Office of Shelby County, Tennessee (the “Register’s Office”), as Instrument No. 07045628, governs that certain residential development situated in Shelby County, Tennessee, more commonly known as LaGrange Commons, which is administered by LaGrange Commons HOA, Incorporated, a Tennessee non-profit corporation (the “Association”); and

WHEREAS, the Association was formed with the filing of its corporate charter with the Tennessee Secretary of State as Business Control No. 0542204 on February 23, 2007, with a copy of the Charter being attached to the CCRs as EXHIBIT “B”; and

WHEREAS, the Association is governed by those certain “By-Laws of LaGrange Commons Homeowner’s Association, Inc.” (the “Bylaws”), a copy of which are attached to the CCRs as EXHIBIT ‘C’; and

WHEREAS, LaGrange Commons is comprised of one hundred twenty (120) (being Lots 1-125, excluding Lots 31-35) residential lots (each a “Lot”), as more particularly shown and depicted on that certain plat of record in the Register’s Office in Plat Book 231, Page 64, re-recorded as Plat Book 236, Page 26; and

WHEREAS, the Association has been conveyed certain common area in LaGrange Commons as evidenced by those certain quitclaim deeds of record in the Register’s Office as Instrument Nos. 09124852 and 17062039; and

WHEREAS, the Association intends to amend the CCRs as more particularly provided herein; and

WHEREAS, Article X, Section 10.01 of the CCRs provides that the CCRs may be amended by an instrument signed by Lot Owners having not less than seventy percent (70%) (being at least 84 Lot Owners) of the total votes in the Association; and

WHEREAS, Article IV, Section 4.04 of the CCRs provides that no Lot Owner delinquent in the payment of assessments due to the Association more than thirty (30) days is entitled to vote on any matter before the Association (meaning that no such delinquent Lot Owner’s vote has been counted in the passage of this Amendment); and

WHEREAS, as of the recordation of this Amendment, restrictions on long-term leasing in CCRs shall be governed by the provisions of Tenn. Code § 66-27-701, *et seq.* (the “Act”); and

WHEREAS, the terms and provisions of this Amendment comply with the Act; and

WHEREAS, a meeting of the membership of the Association has been held, or this Amendment has been approved by the Association in accordance with the terms and provisions of Tenn. Code § 48-57-108 without a meeting, and this Amendment was properly approved at such meeting by Lot Owners holding not less than seventy percent (70%) (being at least 84 Lot Owners) of the total votes in the Association with their signatures evidenced by those certain attachments attached hereto and made a part hereof, collectively, as **EXHIBIT “A”**, as acknowledged and confirmed by the signatures of the President and Secretary of the Association below.

NOW, THEREFORE, the CCRs are hereby amended as follows:

1. **PROHIBITION AGAINST LEASING**: The CCRs are hereby amended to add the following Article XI:

ARTICLE XI
PROHIBITION AGAINST LEASING

(i) Notwithstanding anything to the contrary herein stated, any person (including any individual or business entity permitted by Tennessee law to hold title to real estate) who becomes an Owner of a Lot at LaGrange Commons after the date of recordation of this Amendment is prohibited from leasing, or entering into a lease-purchase or similar contract for, that Lot or any portion thereof. It shall be a violation of this Article subject to written waiver by the Board of Directors, in their sole and absolute discretion, if an Owner, or if more than one Owner, at least one of the Owners (including an Owner who may own less than 100% of the ownership interest in any Lot) shall not occupy the Lot on a permanent basis. It shall also be a violation of this Article, subject to written waiver of the Board of Directors in their sole and absolute discretion, if any person lives in any Lot without paying any rental or lease payment unless an Owner also occupies such Lot. For purposes of the preceding sentence, it shall not be a violation of this Article if, while an Owner is temporarily absent from the Lot, a person who is not an Owner of that Lot temporarily resides in such Lot. A person who “temporarily resides” in the Lot without violating this Article is meant to include persons commonly known as house sitters or other persons who stay in the Lot while the Owner is absent for the purpose of providing security, or caring for pets, or the like which belong to the Owner, and remain in the Lot while the Owner is absent. Such “Temporary Residence” by a person not an Owner shall not exceed a total of six weeks in any one calendar year.

(ii) Notwithstanding the foregoing, in the event that an Owner, due to medical or health reasons, or for any other good cause, desires to lease a Lot or any part thereof, or if an Owner wishes to extend any period of Temporary Residence as described in the preceding paragraph for a period longer than six weeks, then such Owner shall make application to the Board of Directors which may, by a majority vote, grant to such Owner an exception to the prohibition against leasing set forth in this Article upon such conditions and under such circumstances as the Board of Directors, in its sole and absolute discretion, may deem proper or necessary. The Board shall provide written approval or disapproval to any Owner who makes application for an exception to the prohibition against leasing under this Article.

(iii) It is the express intent of this Article that the prohibition against leasing shall apply only to persons who obtain title to their Lot subsequent to the date of recordation of this Amendment. Lot Owners who acquired title to their Lot prior to the date of recordation of this Amendment or who are otherwise exempted from the prohibitions of this Amendment shall be permitted to lease such

Lot acquired prior to the date of recordation of this Amendment except as expressly provided in Article XI(vi) below.

(iv) Further, the prohibition contained herein shall not apply to institutional holders of a mortgage or deed of trust who obtain title to a Lot pursuant to foreclosure of such mortgage or deed of trust, as a result of a judicial sale, or any proceeding in lieu of foreclosure (the provisions of this prohibition against leasing shall apply to the holders of a mortgage or deed of trust, involved in seller financing or a similar transaction, who obtain title to a Lot pursuant to foreclosure of such mortgage or deed of trust, as a result of a judicial sale, or any proceeding in lieu of foreclosure). The prohibition against leasing herein contained shall also not apply to: a) individual persons who acquire title to a Lot by devise, inheritance, or operation of law from an Owner who is an Owner on the date of recordation of this Amendment in the Register's Office of Shelby County, Tennessee; b) to any person who is an Owner on the date of recordation of this Amendment and who conveys their Lot to a living trust the beneficiaries of which are the Owners or their spouse, child, parent or sibling; or c) to any spouse, child, parent, or sibling of an Owner who acquires title by *inter vivos* conveyance from an Owner who is an Owner on the date of recordation of this Amendment. In the event of any inconsistencies or contradictory language between this Article and any other provisions of the CCRs, then the provisions of this Article shall control.

(v) If a Lot is owned by a limited liability entity (the "Limited Liability Entity") including, but not limited to, a corporation, whether for profit or not for profit, a limited liability company, limited liability partnership, professional corporation or professional limited liability company, it shall be a violation of this Article, subject to written waiver by the Board of Directors, if the Lot is not occupied on a permanent basis by one of the following: an officer, director, shareholder, member or partner of such Limited Liability Entity.

(vi) The foregoing notwithstanding, all Lot Owners, including those who took title prior to the recordation of this Amendment, are prohibited from leasing all or any portion of their Lot for any period of less than thirty (30) days (the "Temporary Leasing Prohibition"). It is the intent of this paragraph to prohibit transient or short term rentals under arrangements such as a home exchange or time share, and also under such programs commonly known as "vacation rental by owner" (VRBO), Airbnb, and the like. Notwithstanding the provisions of this Article XI(vi), any Lot Owner may apply for a waiver under Article XI(ii) to the Temporary Leasing Prohibition of this Article XI(vi).

(vii) In the event of any violation of this Article by an Owner, the Association shall be entitled to any remedy available at law or in equity from such Owner including, but not limited to, damages and injunctive relief together with any attorney's fees incurred by the Association and all costs and expenses of whatever type, kind or nature expended by the Association to enforce any of the provisions of this Article, whether such enforcement is by way of non-judicial or judicial action.

2. **CERTIFICATION OF MAILING:** By executing this Amendment, the President and Secretary of the Association acknowledge and certify that, in accordance with the Bylaws of the Association, all members of the Association were mailed notice of this Amendment prior to any vote being held on this Amendment in accordance with the Act.

3. **RECITALS:** The foregoing recitals are true and accurate.

4. **CAPITALIZED TERMS:** All capitalized terms not otherwise defined in this Amendment shall have the same meanings provided for in the CCRs.

5. **FULL FORCE AND EFFECT:** Except as modified herein, all other terms and provisions of the CCRs shall remain in full force and effect as if this Amendment had been incorporated in the CCRs as originally executed.

6. **CONFLICT:** In the event of any conflict between the terms and provisions of this Amendment and the CCRs, the terms and provisions of this Amendment shall control.

IN WITNESS WHEREOF, a meeting of the membership of the Association has been held, or this Amendment has been approved by the Association in accordance with the terms and provisions of Tenn. Code § 48-57-108 without a meeting, and this Amendment was properly approved at such meeting by Lot Owners holding not less than seventy percent (70%) (being at least 84 Lot Owners) of the total votes in the Association with their signatures evidenced by those certain attachments attached hereto and made a part hereof, collectively, as **EXHIBIT "A"**, as acknowledged and confirmed by the signatures of the President and Secretary of the Association below.

THE ASSOCIATION:

LAGRANGE COMMONS HOA, INCORPORATED,
a Tennessee non-profit corporation

By: Ebonee Hodges
Name: Ebonee Hodges
Title: President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, of the state and county mentioned, personally appeared Ebonee Hodges, President of LAGRANGE COMMONS HOA, INCORPORATED, a Tennessee non-profit corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of LAGRANGE COMMONS HOA, INCORPORATED, a Tennessee non-profit corporation, the within named bargainor, a corporation, and that she/he as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its President.

WITNESS MY HAND AND OFFICIAL SEAL at office, this 7th day of September, 2022.

Ansley Carakee
NOTARY PUBLIC
My Commission Expires: 6/2/25

