Prepared by and return to:
Perrone & Young (PRY)
109 Westpark Drive, Suite 330
Brentwood TN 37027

FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HILLMONT HEIGHT TOWNHOMES

A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS

THIS FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HILLMONT HEIGHT TOWNHOMES (this "Amendment"), a horizontal property regime with private elements, made and entered into by **Kevin McGinn** (the "Declarant"), this 25th day of July 2012.

RECITALS:

WHEREAS, on March 12, 2012, the Declarant caused to be recorded the Master Declaration of Covenants, Conditions and Restrictions for Hillmont Height Townhomes (the "Declaration") at Instrument 20120312-0021272, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Declarant desires to amend the Declaration;

NOW, THEREFORE, the Declarant amends the Declaration as follows:

1. **Recitals**. The recitals are incorporated herein by reference.

2. **§ 19. Improvement and Setback Restrictions** is stricken, and substituted in lieu thereof, the following is inserted:

> Outbuildings may be constructed by a Unit owner on the private elements serving said Unit as permitted by the governing codes authority. No encroachment of any utility easement reserved on the Plant shall be authorized or permitted.

3. **Exhibit C** to the Master Declaration is stricken, and substituted in lieu thereof is **Exhibit A** hereto, a revised plat of Hillmont Place, a Horizontal Property Regime with Private Elements dated June 26, 2012. Said revision is to correct the limited common areas serving each unit and correct the Unit numbers.

This Amendment shall in no way be construed to amend, alter, or revise any other provision of the Declaration. However, to the extent that the terms, conditions and provisions of this Amendment are contrary and conflict with the terms, conditions and provisions of the Master Deed, the terms hereof shall control.

BILL GARRETT, Davidson County
Trans:T20120056967 DEEDMAST
Recvd: 08/02/12 09:57 3 pgs
Fees:17.00 Taxes:0.00
20120802-0068343

IN WITNESS WHEREOF, the undersigned has executed this Declaration this 25th day of July 2012.

DECLARANT:

KEVIN McGINN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Kevin McGinn**, 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 Declarant, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this 25th day of July 2012.

NOTARY PUBLIC

My Commission Expires:
11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Amended Plat]

