Karen Y Johnson Davidson County
Batch# 150934 DEEDMAST
10/12/2018 08:20:35 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20181012-0101118

This instrument prepared by:
J. Quinton Horner
Attorney at Law
2206 21st Ave. S., #200
Nashville, Tennessee 37212

FIRST AMENDMENT TO DECLARATION for ALLOY-BONGO MASTER CONDOMINIUM

THIS First Amendment (the "Amendment") to the Declaration for Alloy-Bongo Master Condominium (the "Declaration") dated as of the 11 day of October 2018 is executed by the Alloy-Bongo Master Condominium Association, Inc., a Tennessee corporation (the "Association", pursuant to the applications submitted by Alloy Condominium Association, Inc., a Tennessee corporation, owner of Alloy Condominium, and Bongo Condominium Association, Inc., a Tennessee corporation, owner of Bongo Condominium, per Section 4.04 of the Declaration (the "Application").

RECITALS:

1. The Declaration was filed of record as Instrument No. 20161012-0108018, Register's Office for Davidson County, Tennessee on November 10, 2016.

2. Capitalized terms not defined herein shall have the meaning assigned to such terms in the Declaration.

3. Pursuant to Section 4.05 of the Declaration, upon approval of the Board of Directors, boundary lines between adjoining Units may be relocated if the Owners of those Units submit to the Board of Directors such applications as shall be reasonably required.

4. Owners of adjoining Units, Alloy Condominium and Bongo Condominium, properly submitted applications requesting the Association relocate the boundary between the two Units.

NOW, THEREFORE, the Declaration shall hereby be revised as follows:

1. Section 8.01 of the Declaration is amended by replacing said Section in its entirety with the following:

> **Section 8.01** Allocated Interests. The undivided interest in the Common Elements, the Common Expense liability, and votes in the Association are allocated to each Unit as set forth in Exhibit D. The Common Elements and Common Expense liability allocated to each Unit have been determined on a pro-rata basis on the number of Subunits within each Unit, while voting rights have been allocated to each Unit on a three (3) vote per Unit basis, to be cast as set forth in the Bylaws. In accordance with Section 5.02, Limited Common Elements may be allocated to the Units as specified by the Declarant per this Declaration, an Amended Declaration, the Plat or an Amended Plat.

2. Section 8.02 of the Declaration shall be deleted in its entirety.

3. Section 8.03 of the Declaration shall be deleted in its entirety.

4. Article VI, Section 1 of the By-Laws is amended by replacing said Section in its entirety with the following:

> **Section 1.** Common Expenses. All expenses paid and incurred by the Association attributable to Common Elements shall be deemed a "Common Expense". Common Expenses shall be assessed against Units in accordance with the provisions of Section 6.02 and Article VIII of the Declaration. Also included as part of the Common Expenses are any expenses related to trash, irrigation, landscaping, snow removal, or any other expense, as so determined by the Board, that benefits the Units and the Board decides to make part of the annual budget.

5. The boundary line between Alloy Condominium and Bongo Condominium, as specified in Exhibit B attached to the Declaration, shall be amended as shown in **Exhibit 1** attached to this Amendment.

6. Further, the Allocated Interest of each Owner, as specified in Exhibit D attached to the Declaration, shall be amended as shown in **Exhibit 2** attached to this Amendment.

7. This Amendment shall be effective upon the date of its full execution and shall be recorded at the Register's Office for Davidson County, Tennessee.

[Signatures and acknowledgements appear on the following pages]

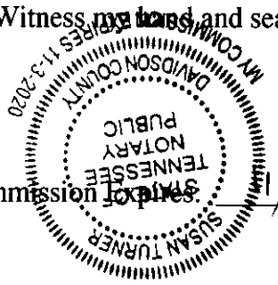
IN WITNESS WHEREOF, this Amendment is approved by written consent of the Board of Directors of the Association as of the date first set forth above, as evidenced by the signatures below.

By: _____
Kent Campbell, Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Susan Turner the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kent Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Director of Alloy-Bongo Master Condominium Association, Inc., the within named bargainor, a Tennessee corporation, and that as such Director, he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 11 day of October 2018.



_____
Notary Public

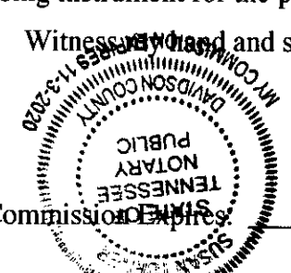
My Commission Expires: 11/3/20

By: _____
Jenn Garrett, Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Susan Turner the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jenn Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Director of Alloy-Bongo Master Condominium Association, Inc., the within named bargainor, a Tennessee corporation, and that as such Director, she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 11 day of October 2018.



_____
Notary Public

My Commission Expires: 11/3/20

APPLICATION to AMEND DECLARATION
for
ALLOY-BONGO MASTER CONDOMINIUM

This Application to Amend Declaration for Alloy-Bongo Master Condominium (the "Application" is submitted by Alloy Condominium Association, Inc., a Tennessee corporation, owner of Alloy Condominium, and Bongo Condominium Association, Inc., a Tennessee corporation, owner of Bongo Condominium, per Section 4.04 of the Declaration for Alloy-Bongo Master Condominium (the "Declaration").

1. The Declaration was filed of record as Instrument No. 20161012-0108018, Register's Office for Davidson County, Tennessee on November 10, 2016.

2. Capitalized terms not defined herein shall have the meaning assigned to such terms in the Declaration.

3. As evidenced by their signatures below, Alloy Condominium Association, Inc. and Bongo Condominium Association, Inc., request that the Alloy-Bongo Master Condominium Association adjust the boundary line between the Units as depicted on the revised Plat attached hereto as **Exhibit 1**.

ALLOY CONDOMINIUM ASSOCIATION, INC., A Tennessee corporation

By: _____
Mark Deutschmann – Director

By: _____
Kent Campbell- Director

By: _____
Jenn Garrett – Director

BONGO CONDOMINIUM ASSOCIATION, INC., A Tennessee corporation

By: _____
Kent Campbell- Director

By: _____
Jenn Garrett - Director

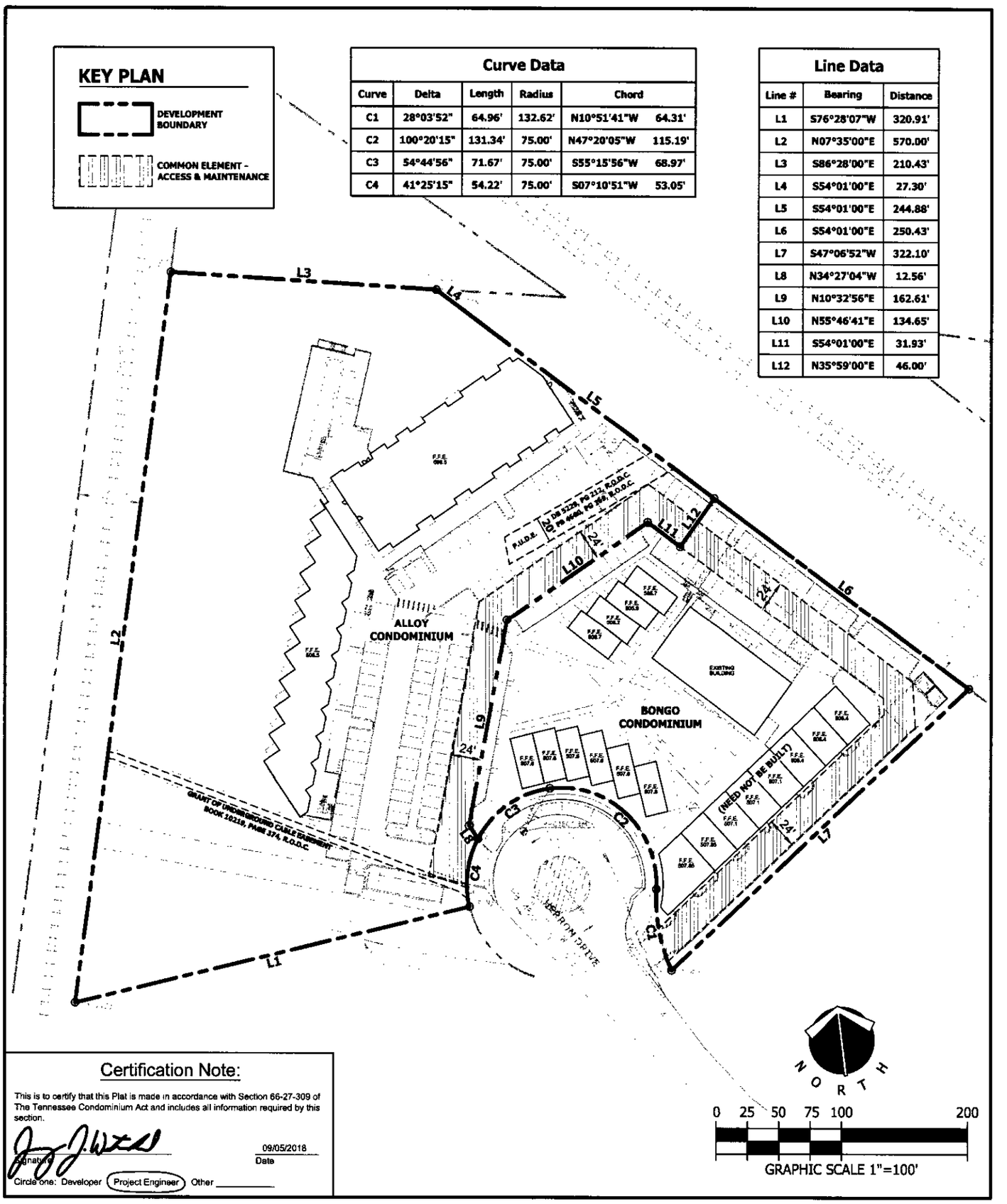
APPROVED by the Board of Directors of Alloy-Bongo Condominium Association, Inc. on this 11 day of October 2018.

By: _____
Kent Campbell- Director

By: _____
Jenn Garrett - Director

EXHIBIT 1

AMENDED PLAT OF ALLOY-BONGO MASTER CONDOMINIUM



Curve Data

Curve	Delta	Length	Radius	Chord	
C1	28°03'52"	64.96'	132.62'	N10°51'41"W	64.31'
C2	100°20'15"	131.34'	75.00'	N47°20'05"W	115.19'
C3	54°44'56"	71.67'	75.00'	S55°15'56"W	68.97'
C4	41°25'15"	54.22'	75.00'	S07°10'51"W	53.05'

Line Data

Line #	Bearing	Distance
L1	S76°28'07"W	320.91'
L2	N07°35'00"E	570.00'
L3	S86°28'00"E	210.43'
L4	S54°01'00"E	27.30'
L5	S54°01'00"E	244.88'
L6	S54°01'00"E	250.43'
L7	S47°06'52"W	322.10'
L8	N34°27'04"W	12.56'
L9	N10°32'56"E	162.61'
L10	N55°46'41"E	134.65'
L11	S54°01'00"E	31.93'
L12	N35°59'00"E	46.00'

Certification Note:

This is to certify that this Plat is made in accordance with Section 66-27-309 of The Tennessee Condominium Act and includes all information required by this section.

Signature _____ 09/05/2018 Date

Circle one: Developer (Project Engineer) Other _____

EXHIBIT B

DATE: SEPT. 5, 2018
JOB NO.: 15-003-01

CIVIL·SITE
DESIGN GROUP
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

ALLOY-BONGO MASTER CONDOMINIUM PLAT EXHIBIT

Nashville, Davidson County, Tennessee

EXHIBIT 2

AMENDED ALLOCATED INTEREST

EXHIBIT D

ALLOCATED INTERESTS

UNIT	Number of Subunits	Percentage Interest in Common Elements and Common Expense Liability	Votes
ALLOY	82	73.87 %	3
BONGO	29	26.13 %	3