

# AMENDMENT TO Homeowners Association Documents of Keystone

State of Tennessee, County of WILLIAMS  
Received for record the 09 day of  
MAY 2003 at 11:40 AM. (RECD 544214)  
Recorded in official records  
Book 2827 Pages 298- 299

This amendment is made on this 9<sup>th</sup> day of May, 2003, for and on behalf of the Keystone Homeowners Association, hereinafter referred to as "the Association".

WHEREAS, the official documents of the Association, dated July 2, 1998, have been recorded with Williamson County in Book 1691, page 90.

WHEREAS, the Association desires to enter into this Amendment to amend the HOA documents as follows.

1. To add paragraph stating the following:

"In the event of any Member's violation of the recorded Architectural, Maintenance and Use Restrictions other than the non-payment of any assessment, the Keystone HOA Board of Directors shall have the right to assess per day fines to the violating party. The assessment and the amount of the fine shall be at the sole discretion of the Board of Directors after the hearing procedures as stated on page D-5 Para. 3.1(b). In order to secure payment of any assessed daily fines at or after its due date, there shall arise a continuing lien and charge against each Site owned by the violating party, the amount of which shall include costs and reasonable attorney's fees to the extent permissible by law."

Each such assessment, together with such interest, costs and reasonable attorneys fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. Such personal obligation shall not pass to successors in title unless expressly assumed by them, provided such assumption shall not relieve such Owner of such obligation if the same is not paid when due by the successor assuming it. The lien securing the obligation shall nevertheless be enforceable against the Site even after sale to a subsequent purchaser for value from such Owner. The Board of Directors may also cause a separate notice of lien to be filed of record in connection with any action to collect the assessment herein provided.

2. In addition to page D-14, Para. 6.2(zz) the following paragraph is to be added.

"The Board of Directors of Keystone HOA shall have the right to restrict the placement of signs of any type or description within the premises of Keystone. Specifically, the Board can also designate the size, design, wording and placement of any signs which they do allow. No signs can be placed within the premises of Keystone for any purpose without the prior written consent of the Board of Directors of Keystone HOA.

State Tax \$ .00 Clerk  
Recording \$ 12.00, Total \$  
Register of Deeds SHARIE WAT  
Deputy Register KELLY FAULK

3. The Architectural Review Committee for Keystone will be composed of the same persons who presently serve on the committee until the final home is approved for construction within the Keystone Community. These four (4) persons are Frank White, Kathy Hester, Cindy Horn, and Lanny Hester.

In witness whereof, the undersigned have executed this instrument on the date first written above.

*Neil*  
Prepared By:  
Lanny Hester  
1804 Bunker Dr.  
Franklin, TN  
37064

Keystone Homeowners Association

*Lanny Hester, President*  
Lanny Hester, President

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Lanny Hester with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon his oath acknowledged himself to be the President of the Keystone Homeowners Association in Williamson County, and the within named bargainor, a corporation, and that he as such President being authorized so to do, the name of the corporation by the said Lanny Hester as such President.

Witness my hand and official seal at office in Williamson County, Tennessee.  
This 9 day of May, 2003.

My Commission Expires: 3-18-07 Karen Owens  
NOTARY PUBLIC

