Prepared by and when recorded
Return to: Mail to
Norman R. Miller
The Gardens at Heritage Green CAI
800 Callaway Ct.
Cha TN 37421

FIFTH AMENDMENT TO MASTER DEED
FOR THE GARDENS AT HERITAGE GREEN CONDOMINIUM ASSOCIATION, INC.

Re: Master Deed dated November 17, 2004 from A. L. James Construction and Development, LLC ("Developer") for The Gardens at Heritage Green Condominium Association, Inc., recorded in Book 7344, Page 922 in the Register's Office of Hamilton County, Tennessee.

The First Amendment to Master Deed was previously made as of the 22nd day of May, 2009 by the Board of Directors (the "Board") of The Gardens at Heritage Green Condominium Association, Inc. (the "Association").

The Second Amendment to Master Deed is made as of the 12th day of October, 2010 by the Board of Directors (the "Board") of The Gardens at Heritage Green Condominium Association, Inc. (the "Association").

The Third Amendment to Master Deed is made as of the 17th day of November, 2011 by the Board of Directors (the "Board") of The Gardens at Heritage Green Condominium Association, Inc. (the "Association").

The Fourth Amendment to the Master Deed is made as of the 30th day of May, 2014 by the Board of Directors (the "Board") of the Gardens at Heritage Green Condominium Association, Inc. (the "Association").

W I T N E S S E T H:

WHEREAS, the developer, A.L. James previously turned the homeowner's association over to the members on March 2, 2009 at which time a Board was elected; and

WHEREAS, Exhibit "D" to the Master Deed for the Association contains the By-laws of the Association; and

WHEREAS, Article VIII of the By-laws allow the Board (not the members) to amend the Bylaws as long as those amendments do not violate the Horizontal Property Regime Act, the Master Deed or the Act controls.

WHEREAS, the Board would like to amend Article 10 - Obligations of Members, Section 10.3 Default which states in part: "If a Member is in default in the monthly payment of the aforesaid charges or assessments for twenty (20) days . . ." to: " If a Member is in default in the monthly payment of the aforesaid charges or assessments for ten (10) days . . ."

NOW THEREFORE, the Secretary of the Board does hereby publish and declare on behalf of and with the approval of the Board, that all of the Property, as defined in the Master Deed, is hereby submitted to the Bylaws..

IN WITNESS WHEREOF, the undersigned executed this Amendment to Master Deed as of the 28th day of October, 2014.

Instrument: 2014103100082
Book and Page: GI 10332 132
DEED RECORDING FEE $10.00
DATA PROCESSING FEE $2.00
Total Fees: $12.00
User: KML
Date: 10/31/2014
Time: 10:56:37 AM
Contact: Pam Hurst, Register
Hamilton County, Tennessee

For and on behalf of the Board:

By: [signature]

Ursula W. Jenkins, Secretary

Book and Page: GI 10332 133

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, Sharon Simmons, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Ursula W. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of and a member of the Board of The Gardens at Heritage Green Condominium Association, LLC, and that she, as such Secretary and a member of the Board, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained.

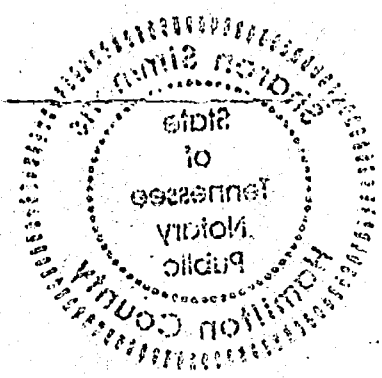
WITNESS my hand and seal at office on this the 28th day of October, 2014.

Sharon Simmons
Notary Public

My Commission Expires:
9-22-2018

(Notary Seal)

Sharon Simmons
State of Tennessee Notary Public
Hamilton County


Hamilton County
State
of
Tennessee
Notary
Public

ADDDOC2598470

THIS IS NOT A BILL

Pam Hurst
Hamilton County Register of Deeds

Hamilton County, Tennessee

Return To: NORMAN R MILLER
800 CALLAWAY CT
CHATT, TN 37421

Index:	GENERAL INDEX
Book:	10332 Page: 132
No Pages:	2
Instrument:	MASTER DEED
Instrument No:	2014103100082
Reference No:	

1 A L JAMES CONSTRUCTION & DEVELOPMENT LLC

2 MASTER DEED

		Exempt
DEED RECORDING FEE	10.00	N
DATA PROCESSING FEE	2.00	N
Total:	12.00	

State of Tennessee

Recorded on: Oct 31, 2014 10:56:37 AM

DO NOT PAY $83-$89, or more, for a Certified Copy of a Deed - Scam Letter is being mailed to Hamilton County, TN citizens.

The Hamilton County Register's Office charges $1.00, per page, for a Certified Copy of any recorded DEED. Generally, a Deed has 2-5 pages. If you receive a letter from a business that looks official and prompts you to obtain a property profile and certified copy for $89.00, or any exorbitant charge, please "THROW IT AWAY" because "IT IS A SCAM!"

Thank you for recording the enclosed document with our office!

Pam Hurst, Register
P. O. Box 1639, Chattanooga, TN 37401
Phone: (423) 209-6560