



November 7, 2017

In Regards to: The Gardens at Heritage Green, CAI - The Capping of Rental Units to 8%

Dear Fellow Unit Owners:

At the regular board meetings dated September 18, 2017 and October 23, 2017, the HOA has received enough votes to approve amending the Master Deed to cap rental units to 8% . The ballot, proxy and language to amend the Master Deed were previously submitted to all 129 unit owners by regular mail.

The total vote count received was 97 for capping of rental units and 7 against capping of rental units. Several unit owners wanted to think about it and have not gotten back to the association.

The Master Deed was amended Tuesday, November 7, 2017 and it along with the charter, bylaws and rules were all recorded in the Office of the Register of Deeds for Hamilton County, Tennessee, Book GI 11197, Page 859.

In an order to hold down the cost of mailing the entire recorded Master Deed to all unit owners, we have selected the following pages to mail to all instead. (To save on paper/copying charges, all pages are copied on the front and back of this mail out).

Enclosed in this mail out for your review are the following:

1. Cover Page to the Master Deed;
2. The second page which is the 8th Amendment to the Master Deed outlining what is amended in Article X - Use Restrictions, Section 2 - Renting or Leasing of Units - in regards to rentals;
3. The 1st Page of the Master Deed labeled "Exhibit A";
4. The actual page containing Article X - Use Restrictions, Section 1 - Residential Purpose;
5. The next page containing Article X - Use Restrictions, Section 2 - Renting or Leasing of Units. We have only added the second paragraph capping rentals - nothing else was changed in the Master Deed; and
6. The entire rules and regulations. We have added the language in Article X, Section 2 to the rules as well and that can be found at rule #32.

The entire Master Deed and Rules and Regulations have been posted to the HOA website - thegardensatheritagegreen.org and can be viewed there as well.

If anyone has any questions please feel free to contact Matt Brownfield or Ursula Jenkins-Turner.

Thanks and Happy Holidays

The HOA Board