

This document was prepared by
And upon recording return to:

Tune, Entrekin & White, PC (SJB)
500 11th Ave. N., STE 600
Nashville, TN 37203

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1269925 Instrument #: 2570605
Rec d: 35.00
State: 0.00
Clerk: 0.00
Other: 2.00 11/14/2024 at 10:55 AM
Total: 37.00 in
Record Book 2488 Pgs 1050-1056

THIRD AMENDMENT TO THE MASTER DEED AND BY-LAWS FOR VILLAS AT REGAL SQUARE HOMEOWNERS ASSOCIATION, INC.

This THIRD AMENDMENT THE MASTER DEED AND BY-LAWS FOR VILLAS AT REGAL SQUARE HOMEOWNERS ASSOCIATION, INC. (hereinafter "Third Amendment") is made, entered into and published on or as of the date hereinafter set forth, by M/I Homes of Nashville, LLC, a Delaware limited liability company (hereinafter "Developer"), as successor in interest by Assignment of Developer Rights and Interest Agreement of record in Record Book 2413, Page 1982, Register's Office of Rutherford County, Tennessee, from Cypress Homes, LLC, a Tennessee limited liability company and in accordance with Article XIII, Section 4 of the Master Deed and By-Laws for Villas at Regal Square Homeowners Association, Inc., of record in Record Book 2151, Page 2284, as amended in Record Book 2321, page 1020, as supplemented in Record Book 2151, page 1016, and as amended in Record Book 2413, page 1976, said register's office (collectively the "Master Deed").

WITNESSETH:

WHEREAS, the Developer retained the right to amend the Master Deed in Article XIII, Section 4 of the Mater Deed without a vote from the Owners at any time while Class "B" voting membership exists as part of the Special Declarant Rights defined in Article I, Section 22 of said Master Deed and said Class "B" voting membership still exists as evidenced by the signature of the Developer below;

WHEREAS, the Developer desires to record a new Plat for Phase 3 of The Villas at Regal Square Subdivision to reflect new Unit numbers and other matters amended thereon;

NOW, THEREFORE, for and in consideration of the foregoing premises, Developer hereby amends Article I, Section 7, of the Master Deed by adding the following new paragraph number 12 after the existing paragraph 11 thereto as follows:

12. Also expressly included within this definition of Common Elements is the following: the easement area for drainage easements, and related drainage infrastructure within same, that are less than twenty feet in width as reflected on the attached Exhibit #1.

NOW, THEREFORE, by these presents, Exhibit A-1 of the Second Amendment to the Master Deed of By-Laws for Villas at Regal Square Homeowners Association, Inc., of record in Record Book 2413, Page 1976, is hereby deleted in its entirety and replaced with Exhibit A-2,

attached hereto and incorporated herein by reference, for the purpose of updating Unit number designations as well as to update the location and status of various easements.

Except as modified herein, the Declaration is unmodified and remains in full force and effect. The recitals are material and incorporated herein by reference. Words that are not defined herein shall have the meaning assigned to them in the Master Deed.

[Signature on Next Page]

DEVELOPER:

M/I HOMES OF NASHVILLE, LLC

By: 

Name: John Hennebery
Title: Area President

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared John Hennebery 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 Area President ("Officer") of M/I HOMES OF NASHVILLE, LLC, a Delaware Limited Liability company (the "Entity"), and that he/she, as such Officer, being duly authorized to do so, executed the foregoing document for the purposes contained therein, by signing his/her name as such Officer acting on behalf of the Entity.

Witness my hand and official seal the 13 day of November, 2024.




NOTARY PUBLIC

My Commission Expires 12 / 15 / 2026

EXHIBIT 1 - EASEMENT AREAS LESS THAN 20"

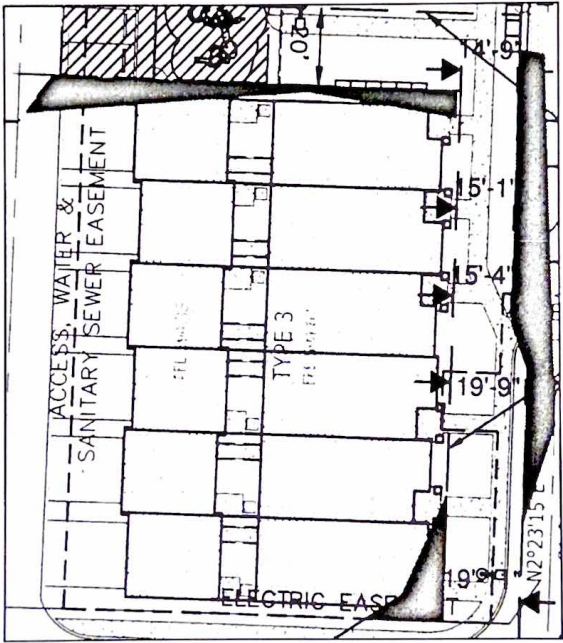
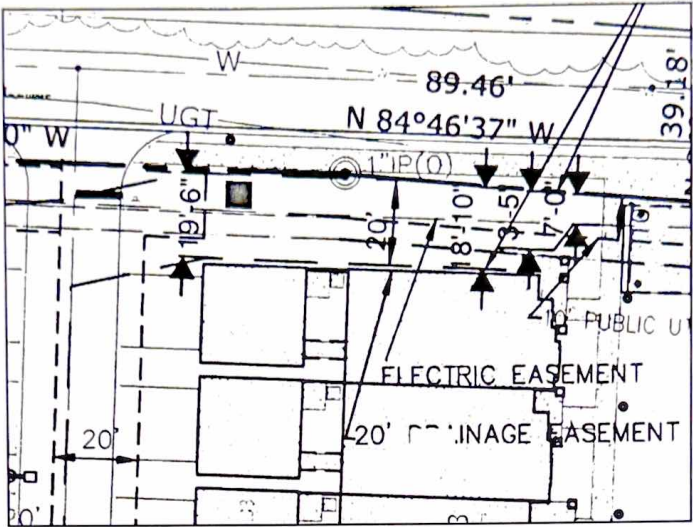
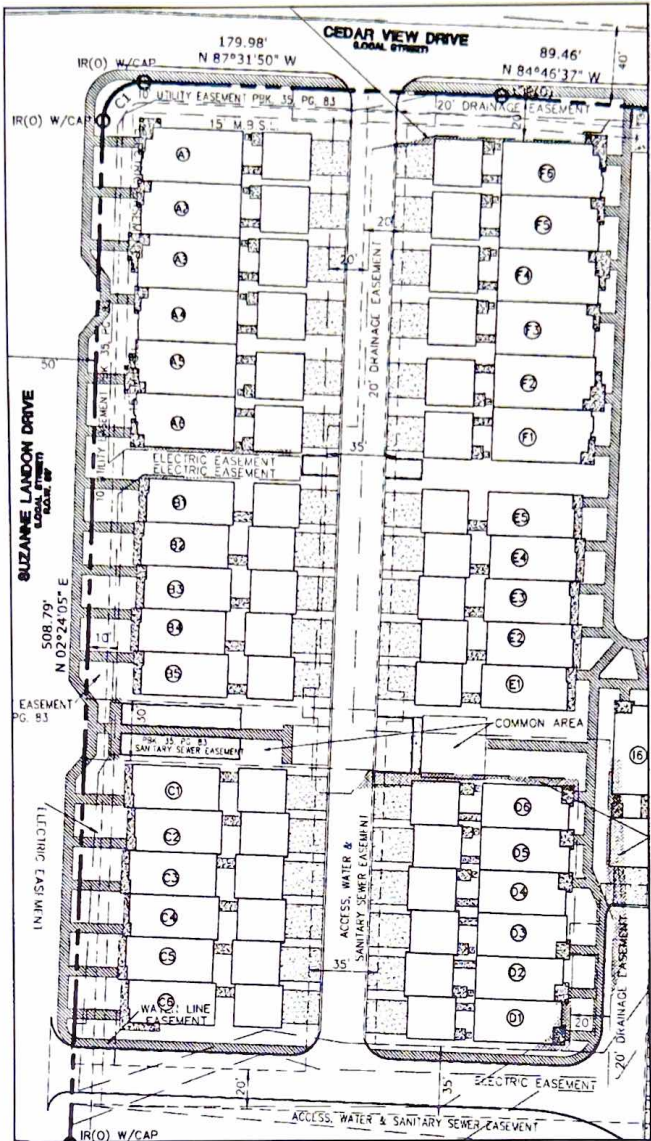


EXHIBIT A-2 – New Plat

[illegible]

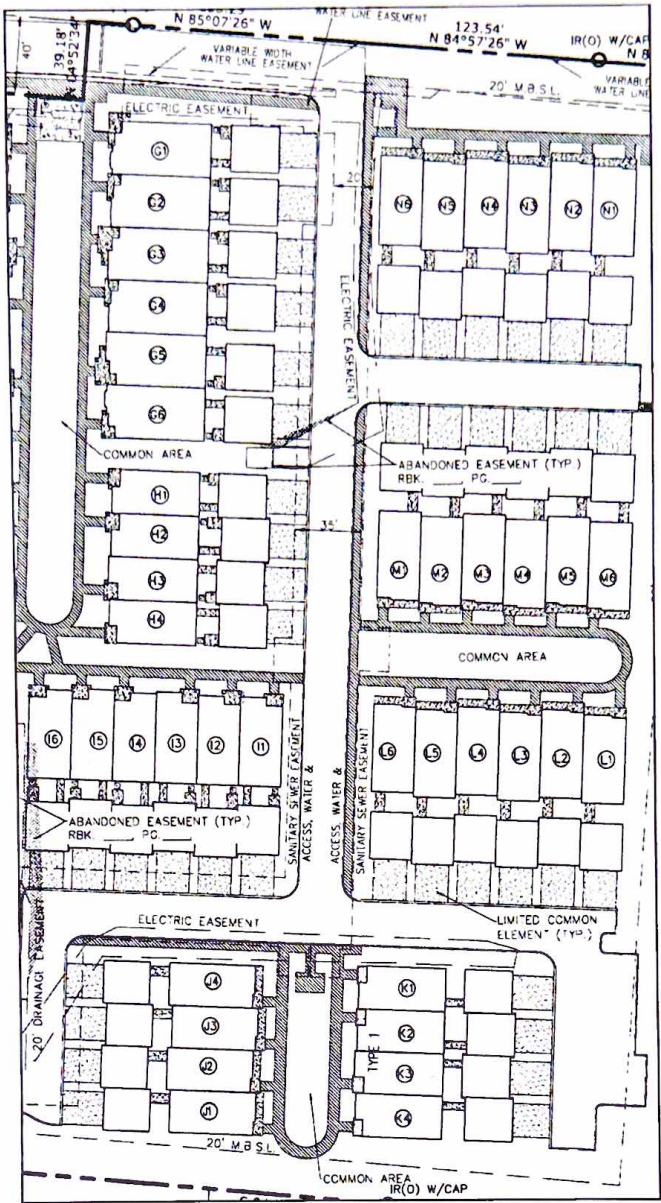
Entire Plat

EXHIBIT A-2 – New Plat (Cont'd)



Western Portion

EXHIBIT A-2 – New Plat (Cont'd)



Eastern Portion