

This Instrument Prepared by:
Robert J. Notestine III
Attorney at Law
4515 Harding Pike, Suite 315
Nashville, TN 37205

**AMENDMENT TO RULES AND REGULATIONS CREATED PURSUANT TO THE
THE MASTER DEED AND BYLAWS FOR BRECKENRIDGE CONDOMINIUMS
OF RECORD IN BOOK 6808, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON
COUNTY, TENNESSEE**

THIS AMENDMENT, executed and made effective this 27 day of
June 2008 by the vote of the Board pursuant to Paragraph 10 (r) of the Master
Deed, hereby amends the Rules and Regulations, as follows:

1. Rule #3 is amended to delete the current rule and replace it in its entirety with a new Rule three as follows: The exterior of the building shall not be decorated or furnished by any unit owner or resident in any manner whatsoever without the written consent of the Board.
2. Rule #7 is deleted in its entirety and replaced with the following new rule: Each owner is responsible for maintenance and repair of their water and plumbing equipment and apparatus and the damage it may cause not only to their unit but also to any adjoining unit. Water equipment and apparatus may include, but is not limited to, sinks, toilets, bathtubs, drains, washers, disposals, water heaters, and dishwashers. If said owner has refused to perform said repairs upon demand of the Board or after damage has occurred after receiving written notice of needed repairs, the Board shall have the right to enter the unit to make necessary repairs. Costs of repairs shall be the full responsibility of the unit owner to whom the notice has been sent. If full payment is not received by the Board within 60 days

they have the right to fine the unit owner \$100.00 per month until the outstanding invoice and all late fees are paid in full.

3. Rule #14 is amended to add the following new sentence at the end of the paragraph; No owner or resident shall make general auto repairs, including, but not limited to oil changes, car tune-ups ^{mjm 06/07/06} ~~or tire replacement~~ on any portion of the common areas or elements.
4. A new rule #19 is added to the Rules and Regulations as follows: No signs may be placed on the exterior of the building or anywhere in the common elements without the written approval of the association manager or the Board.

THIS AMENDMENT shall in no way be construed to amend, alter, or revise any other provision of the Rules and Regulations of the Breckenridge Condominium. However, to the extent that the terms, condition and provisions of this Amendment are contrary and conflict with the terms, conditions, and provisions of the Rules and Regulations, the terms, conditions, and provisions hereof shall supersede and control over the terms, conditions, and provisions of the Rules and Regulations.

BRECKENRIDGE CONDOMINIUM

By: Michael J. Miles
Title: President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Cordeus Porashii of the state and county mentioned, personally appeared Michael Miles with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President of the Breckenridge Condominiums and as such President acknowledged that he is

authorized to execute the foregoing instrument on behalf of the Breckenridge Condominium the within named bargainor, a limited liability company, and that he/her as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the condominium by him/herself as President.

Witness my hand and seal, at office in 7th of June this 7th day of _____, 2008.

[Signature]
Notary Public



My Commission Expires: 3-7-2011

I certify that a least two-thirds (2/3) of the owners in the Breckenridge Condominium have approved this amendment to the rules and regulations.



BRECKENRIDGE

By: [Signature]
Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, BENNIE R. LUTLEY of the state and county mentioned, personally appeared CATHLEEN YAYNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Secretary of the Breckenridge Condominium and as such President acknowledged that he is authorized to execute the foregoing instrument on behalf of the Breckenridge Condominium the within named bargainor, a limited liability company, and that he/her as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the Condominium by him/herself as Secretary.

Witness my hand and seal, at office in NASHVILLE, TN this 27th day of JUNE, 2008.

[Signature]
Notary Public

My Commission Expires: July 25, 2009.