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Knox County

AMENDMENT TO MASTER DEED AND DECLARATION OF  
CONDOMINIUM FOR THE VILLAS OF BARRINGTON

THIS AMENDMENT to the Master Deed and Declaration of Condominium for The  
Villas of Barrington is made and entered into on this the 19<sup>th</sup> day of January, 2018,  
in accordance with the provisions of the Master Deed as defined below.

WITNESSETH:

THAT WHEREAS, the original Master Deed and Declaration of Condominium for The  
Villas of Barrington is of record in Warranty Book 2308, Page 416 in the Register of Deeds  
Office for Knox County, Tennessee (“the Master Deed”), and

WHEREAS, the Master Deed has been amended previously numerous times, with a  
particularly relevant Amendment being of record in Instrument No. 200907230006606 in the  
Register of Deeds Office for Knox County, Tennessee, and

WHEREAS, the Master Deed can be amended pursuant to its terms in Paragraph 15,  
Section (a), and

WHEREAS, Amendment of the Master Deed is permitted if the amendment is approved  
by a vote of at least 75% of the holders of the voting power of the membership of The Villas of  
Barrington Condominium Association, Inc. (“Condominium Association”), and

WHEREAS, such Amendment may be executed by the President and one other officer of  
the Condominium Association in a duly recorded instrument filed in the Register of Deeds Office  
for Knox County, Tennessee, and

  
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REC'D FOR REC 01/25/2018 1:42:10PM  
RECORD FEE: \$22.00  
M. TAX: \$0.00 T. TAX: \$0.00  
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WHEREAS, there is no longer a Developer in the community and the Developer Control Period has expired, and

WHEREAS, none of the Amendments made herein fall under the provisions of Section 15(f) of the Master Deed which would additionally require signature of at least 51% of the Eligible Mortgagees in order to make this Amendment effective, and

WHEREAS, the membership of the Condominium Association in a meeting on December 12, 2017, voted 60 in favor and 2 against (out of 79 Units) the Amendment as stated herein, and

WHEREAS, the affirmative vote of these owners and members represents at least 75% of the total voting power in the Condominium Association voting in favor of the Amendment.

NOW, THEREFORE, the Master Deed is amended as follows:

1. Master Deed, Section 10.(a)(iv), is hereby repealed and replaced as follows:

**Maintenance, Repair, Alteration, and Replacement of Units.**

- (a) The responsibility of the Unit Owner shall be:

...

- (iv) Repair, maintenance and replacement of roofs as required due to casualty, acts of God or any other causes including, but not limited to, deterioration that naturally occurs due to age. The method and materials for repair or replacement of roofs shall be submitted to the Condominium Board of Directors for approval prior to the commencement of any such work on a Unit.



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The only exception is that the Condominium Association will reserve funds to replace the roofs on Units 2, 8, 11, 16, 20, 43, 45, 53, 71, 73, 75, 76 and 77 with a like kind roof one time per Unit, but only if the Owner provides written documentation satisfactory to the Condominium Board of Directors that an inspection was performed, and it was professionally determined that the roof for the Unit was not

sufficiently damaged by the March 21, 2017 hailstorm to justify placement by the Unit Owner's homeowner's insurance policy. Such documentation must be provided by a Unit Owner to the Board no later than June 30, 2018, in order for the Unit to be eligible for roof replacement from this fund. Any remaining funds held in reserve for replacement of roofs that are not used or needed for this purpose will be transferred to other reserve accounts in the discretion of the Condominium Board of Directors. The Condominium Board of Directors will have the final authority in determining when these roofs need to be replaced.

The remaining portions of the Master Deed including all other sub-sections of Section 10(a) remain in effect.

2. Master Deed, Section 11(b), is hereby repealed and replaced as follows:

**Condominium Association's Maintenance, Repair, Alteration, and Replacement Obligations.**

- (b) Any necessary painting of the exterior of Units. The Condominium Board of Directors will have the final authority in determining the need for painting.
3. All parts of the Master Deed not specifically amended herein remain in full, force & effect.
4. The following officers hereby affirm that all the above statements, including the statements in the recitals, are true and correct.

This Amendment is effective as of the date first written above.

THE VILLAS OF BARRINGTON  
CONDOMINIUM ASSOCIATION, INC.:

BY: William Kromer

ITS: PRESIDENT

BY: Darlene Y. Wells

ITS: SECRETARY



STATE OF TENNESSEE )  
COUNTY OF Knox )

Before me, a Notary Public in and for said County, personally appeared William Thompson with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of THE VILLAS OF BARRINGTON CONDOMINIUM ASSOCIATION, INC., the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President.

WITNESS my hand and official seal at office this 12 day of Jan, 2018.

My Commission Expires: MY COMMISSION EXPIRES MAY 05, 2019



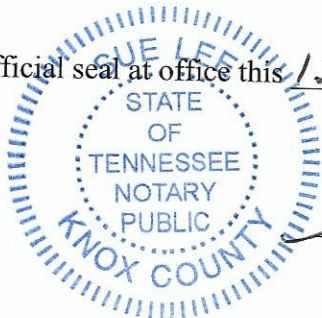
Sue Lee  
Notary Public

STATE OF TENNESSEE )  
COUNTY OF Knox )

Before me, a Notary Public in and for said County, personally appeared Harber Wells, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Secretary of THE VILLAS OF BARRINGTON CONDOMINIUM ASSOCIATION, INC., the within named bargainor, a corporation, and that he/she as such Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Secretary.

WITNESS my hand and official seal at office this 12 day of Jan, 2018.

My Commission Expires: MY COMMISSION EXPIRES MAY 05, 2019



Sue Lee  
Notary Public

