

**Amended Declaration and Bylaws of  
Oak Lake Estates Subdivision Homeowners Association, Inc.**

Whereas Bylaw Seven, Amendments states: "Any proposed amendments to these bylaws must be submitted in writing at any meeting of the members of the corporation. Such proposed amendments shall be discussed at the meeting of the members following the meeting at which the proposed amendment was submitted and shall be voted on by the members of the corporation, provided the members have obtained voting rights, at a date that shall not be earlier than the second meeting following the initial submission of the proposed amendment. Such proposed amendment must be signed by twenty-five percent (25%) of the members of the corporation, shall be read to the meeting by the secretary, and shall be printed on ballots distributed to all members by mail and

Whereas in the Declaration Article Eight, Section 3, amended May 7, 2018, states "Any proposed amendments to this declaration must be submitted in writing to all members of the corporation at least 30 days prior to discussion and vote. Such proposed amendments shall be discussed and voted on at a meeting of the board and members and the provisions of this declaration may be amended by duly recording an instrument executed and acknowledged by not less than 33% of the members in good standing", and

Whereas Oak Lake Estates Homeowners Association members and owners of lots in the Oak Lake Estates Subdivision by adherence to Bylaw Seven and Declaration Article Eight submits the written vote signatures on March 18, 2022, hereby amending, as of that date, the Bylaws, and the Declaration of Oak Lake Estates Subdivision Homeowners Association of record in Book 1297 at page 440-452 and subsequent amendments of record in Book R2493 pages 1102 and 1098, as follows:

**AMENDMENT**

**Declaration Article 7 ANNEXATION OF ADDITIONAL PROPERTY**

Whereas Article Seven states "Additional residential property and common areas may be annexed to the subdivision with the vote of a majority of the members provided the members have obtained voting rights..." and pursuant to amended Article Eight, Section 3, "recording an instrument executed and acknowledged by not less than 33% of members in good standing"

Whereas Article 1, Section 10 states "Subdivision" shall mean the subdivided real property and such additions to such property that may be brought within the jurisdiction of the association as provided in this declaration and

Whereas Article 8, Section 1 states "Declarant, the association, or any owner shall have the right to enforce, by any proceeding at law or in equity, all conditions, covenants, easements, reservations, liens and charges now or hereafter imposed by the provisions of this declaration. Failure by Declarant, the association, or by any owner to enforce any covenant or restriction contained in this declaration shall in no event be deemed a waiver of the right to do so at a later date."

By way of duly recorded vote of membership, the members of Oak Lake Estates Homeowners Association hereby have voted to allow those properties of the adjacent Glen Oaks Subdivision in Spring Hill, TN to have the option of joining the Oak Lake Estates Homeowners Association (Oak Lake HOA) as members, subject to accepting the entirety of the Declaration and the Bylaws as currently written and as amended in future and such properties will be entitled to all rules and all privileges of the Oak Lake HOA.

(See Exhibit A 3 pages attachment hereto and incorporated herein by reference.)

**AMENDMENT:**

**Declaration Article Eight Section 6. COMMENCEMENT AND COLLECTION OF ANNUAL ASSESSMENTS**

Whereas declaration Article 8, Section 6 states "... on or before February 15 of each year, shall cause to be recorded in the Register's office of Maury County, Tennessee, a list of delinquent assessments as of that date" and

By way of duly recorded vote of membership, "... on or before February 15 of each year, shall cause to be recorded in the Register's office of Maury County, Tennessee, a list of delinquent assessments as of that date" will be deleted from Declaration.

(See Exhibit A 3 pages attachment hereto and incorporated herein by reference.)

**AMENDMENT:**

**Bylaw Three (b) ANNUAL MEETINGS**

Whereas Bylaw Three (b) states "An annual meeting of the members for the purpose of hearing reports from all officers and standing committees and for electing directors shall be held in the County of Maury, State of Tennessee in the month of January every year" and

By way of duly recorded vote of membership, The Annual Meeting of the members for the purpose of hearing reports from all officers and standing committees and for election of Board members as warranted will be held in March of each year.

(See Exhibit A 3 pages attachment hereto and incorporated herein by reference.)

**AMENDMENT:**

**Bylaw Four (b) NUMBER, TENURE AND QUALIFICATIONS**

Whereas Bylaw Four (b) states "Each officer shall be a member of the corporation and shall hold office until 2 annual meetings of the members following his/her original qualification shall have been held and until a successor shall have been elected and qualified. Directors be re-elected at the second meeting following his original qualification."

By way of duly recorded vote of membership, the membership has voted that Board of Director elections shall take place every third year commencing with the 2022 election. The sitting board; by election of the board; retains the right to replace board members if they are not acting in the interest of the community or contributing to the activities and responsibilities bestowed on the board, or should a board member resigns of their own volition. Vacancies will be announced to membership for nominations in effort to allow interested members to be considered for the board.

(See Exhibit A 3 pages attachment hereto and incorporated herein by reference.)

**AMENDMENT:**

**Bylaw Five (f) TREASURER**

Whereas Bylaw Five (f) states "The treasurer shall receive all corporate funds, keep them in a bank or other savings institution approved by the board of directors, and pay out funds only on notice signed by the treasurer and by one other officer." And

Whereas the board of directors has employed a professional homeowner's association financial management company to manage accounts receivable and payable, billing, banking, tax returns and regulatory issues and monthly financial reports and

Whereas the board of directors will retain oversight of all transactions and access to banking and account



records,

By way of duly recorded vote of membership, the membership votes to allow a professional financial management company employed by Oak Lake Estates HOA to serve as the Treasurer ex officio.

(See Exhibit A 3 pages attachment hereto and incorporated herein by reference.)

P/u

Claimant Name: Sandra Corrigan, President/ Board Member  
Oak Lake Estates Homeowners Association

Claimant Signature: Sandra Corrigan

Date

3/17/22

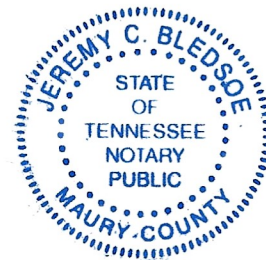
STATE OF TENNESSEE  
COUNTY OF Maury

On this day, personally appeared before me, Sandra Corrigan, Oak Lake Estates HOA Board Member representative, to me known to be the person(s) described in and who executed the within instrument and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 17 day of March, 2022.

Notary's Public Signature: Jeremy C. Bledsoe

My commission expires: 27 AUG 2022



**BK/PG: R2826/133-135**  
**22005529**



3 PGS:AL-AMENDMENT	
BECKY BATCH: 273184 03/18/2022 - 09:49 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MAURY COUNTY  
**JOHN FLEMING**  
REGISTER OF DEEDS

**Exhibit A page 1-3**

Recorded vote for 2022 election on Ballot Measures Annual meeting Jan 26, 2022 Final votes due March 16, 2022		Declaration Article 7 ANNEXATION OF ADDITIONAL PROPERTY	Declaration Article Eight Section 6. COMMENCEMENT AND COLLECTION OF ANNUAL ASSESSMENTS	Bylaw Three (b) ANNUAL MEETINGS	Bylaw Four (b) NUMBER, TENURE AND QUALIFICATIONS	Bylaw Five (f) TREASURER
Ammaccapane, Denise Rose/Grace	604 Natalie Lane	Y	Y	Y	Y	Y
Ary, Thomas E/ Deborah A.	41 Oak Valley Drive	Y	Y	Y	no	Y
Bailey, Jennifer	3350 Greens Mill Road	Y	Y	Y	Y	Y
Baina, Brian/ Brenda	623 Natalie Lane	Y	Y	Y	Y	Y
Baird, Donald Earl/Deann Louise	269 Red Oak Trail	Y	Y	Y	Y	Y
Beatty, Shirley M	319 Lakeway Terrace	Y	Y	Y	Y	Y
Bennett, Gabriel S/Lori L.	245 Red Oak Trail	Y	Y	Y	Y	Y
Boyte, Billy/Sandra	227 Red Oak Trail	Y	Y	Y	Y	Y
Brown, Jr, James F/Judy W.	305 Davis Green Lane	Y	Y	Y	Y	Y
Brumage, Jonnie	633 Natalie Lane	Y	Y	Y	Y	Y
Byram, Mark Everett	117 Black Oak Trail	Y	Y	Y	Y	Y
Carr, Kenneth L	284 Red Oak Trail	Y	Y	Y	no	Y
Carter, David/Taylor Lori	228 Red Oak Trail	Y	Y	Y	Y	Y
Castillo, Alejandro	338 Red Oak Trail	Y	Y	Y	Y	Y
Catron, James Michael	510 Mark Green Court	Y	Y	Y	Y	Y
Centers, Paul /Debra	261 Red Oak Trail	Y	Y	Y	Y	Y
Cooper, Daniel J	88 Oak Valley Drive	Y	no	Y	no	Y
Corrigan, Guy/Sandra	310 Reva's Landing	Y	Y	Y	Y	Y
Colagross, Denise	420 Gander Ct	Y	Y	Y	Y	Y
Cowan, John	3342 Greens Mill Road	Y	Y	Y	Y	Y
Cramer, Christopher J	77 Oak Valley Drive	Y	Y	Y	Y	Y
Craven, Joseph A/ Carmen C.	349 Red Oak Trail	Y	Y	Y	Y	Y
Crosthwait, Andrew D/ Mari K	540 Katelyn Drive	Y	Y	Y	Y	Y
Davis, Richard /Susan	250 Red Oak Trail	no	Y	Y	Y	Y
Dean, Craig L/Francis	314 Red Oak Trail	Y	Y	Y	no	Y
DePriest, Daniel T./Angela	619 Natalie Lane	Y	Y	Y	Y	Y
Derryberry, R Blair/ Sarah	304 Lakeway Terrace	Y	Y	Y	Y	Y
Doty, Emily	234 Red Oak Trail	Y	Y	Y	Y	Y
Esposito, Brandi M./ Peter	614 Natalie Lane	Y	Y	Y	Y	Y
Ferrara, William Robert/Debra Ar	549 Katelyn Drive	Y	Y	Y	Y	Y
Flannery, Gary/Cathryn	612 Natalie Lane	Y	Y	Y	Y	Y
Fowler, Monty / Dana	509 Jt Court	Y	Y	Y	Y	Y
Glenn, William T	341 Red Oak Trail	no	Y	Y	no	no





