

Prepared By:
Oak Lake Estates Homeowners Association
84 Oak Valley Drive, Spring Hill, TN 37174
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.

Whereas in the ARTICLE EIGHT SECTION 3 of the DECLARATION, 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 27, 2024, 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 to Declaration
DECLARATION – ARTICLE FOUR
Section 2 DELEGATION OF USE

Whereas Article Four, Section 2 currently states “Subject to such limitations as may be imposed by the bylaws, each owner may delegate such owner’s right of enjoyment in and to the common areas and facilities to the members of the family, or to guests, tenants, and invitees.”

By way of duly recorded vote of membership reflected in Exhibit A- (attachment hereto and incorporated herein by reference)

Declaration Article 4 Section 2 will be revised to read:

“Subject to such limitations as may be imposed by the bylaws, each owner may delegate such owner’s right of enjoyment in and to the common areas and facilities to the members of the family, or to guests, tenants, and invitees.

- (a) With these rights of enjoyment, property owners are responsible for the actions of any family, friends, invitees, tenants, or other persons to which they delegate common use access.
- (b) Long-term tenants may use HOA amenities with completed and approved long-term rental

agreements. In the case of long-term rental properties, property owners are responsible for any tenant actions and have the right to grant or withhold access to common areas and facilities from their tenants.

- (c) Short-term rental tenants, defined as less than a 30-day lease; are not to be granted access to the common areas or facilities. Lakefront properties are reminded that while they own the land under the water, the lake is considered common area, and such may not be used by short term tenants.”
- (d) Deviations from the ‘Delegation of Use’ clause may result in suspended access of owners and tenants to common areas.

Amendment to Bylaws and Declaration

DECLARATION – ARTICLE FOUR

Section 7 RESTRICTIONS, COVENANTS AND RESTRICTIONS

BYLAW TWO

PURPOSES AND OBJECTIVES

Section (e) and (f)

Whereas ARTICLE FOUR SECTION 7 of the DECLARATION states:

“All lots in the association shall be bound by the terms and conditions of applicable Covenants, Conditions and Restrictions as imposed on Oak Lake Estates Subdivision of record in book 1134, pg 12,; Book 1155 pg 131; Book 1183 pg 893; Book 1248 pg 511; Book 1297 pg 434 and Book R2826 p 133-135 and

Whereas BYLAW TWO (e) states “to aid and cooperate with the members of the corporation and all property owners in the tract in the enforcement of such conditions, covenants and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants and restrictions as shall hereafter be approved by a majority of the members of the corporation” and

Whereas BYLAW TWO (f) states “in general, but in accordance with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portions of Oak Lake estates Subdivision and their property interests in Oak Lake Estates Subdivision”

By way of duly recorded vote of membership reflected in Exhibit A (attachment hereto and incorporated herein by reference) the following addendum to the declaration is recorded:

ADDENDUM TO DECLARATION

“SECTION 8. ARCHITECTURAL STANDARDS VARIANCE One of the primary purposes of the Covenants, Conditions and Restrictions (CCR’s) for Oak Lake Estates is to provide for a method of determining certain Architectural Standards that will assure that the property within the Development will be developed and maintained in a fashion that will protect the investment of every homeowner. The Developer placed these guidelines for the subdivision on record in the Maury County Registrar of Deed office, Columbia TN.

A Variance process is intended to provide limited relief from the requirements of written guidelines in those cases where strict application of a particular requirement will create an unnecessary or unreasonable hardship or prohibit the use of land in a manner otherwise allowed. The Architectural Review Committee may hear and decide appeals and requests for variances from the requirements of recorded CCR's and Bylaws based on current policies and procedures of the Architectural Review Committee".

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

Claimant Signature: Sandra Corrigan

Date

6/24/24

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 24th day of June, 2024.

Notary's Public Signature: Julian Llewellyn

My commission expires: 4-23-2025



BK/PG: R2998/695-698
24007995



4 PGS:AL-AMENDMENT	
BECKY BATCH: 329638	06/24/2024 - 11:11 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

[illegible][illegible]

		No. 1 vote to leave original Article	No. 1 vote to leave existing CCR's as the standard for building freestanding structures on HOA properties
emily	76 oak valley	1	1
Chris Cramer	77 Oak Valley Drive	1	1
Sharon Murphy	79 Oak Valley Dr	1	1
Debbie Yuss	81 Oak Valley Drive	1	1
Tim Kathy Geary	89 oak valley of Spring H	1	1
William Rogers	94 Oak Valley Drive	1	1
4/29/2024 20:04:47		109	93
4/22/2024 16:48:59		17	32
4/24/2024 6:49:31			
5/7/2024 11:51:34			
4/25/2024 9:07:19			
4/25/2024 13:49:03			