

24913

FIRST AMENDMENT TO MASTER DEED AND BY-LAWS

OF

FIRST COLONY CONDOMINIUMS

286 777

Pursuant to ARTICLE XVIII, paragraph B 1) of the Master Deed of First Colony Condominiums and ARTICLE XII of the By-Laws of First Colony Homeowners Assoc., Inc., the same being of record at the Register's Office for Sullivan County at Bristol, Tennessee in Deed Book 228, page 862 et. seq., the undersigneds hereby certifying that all the requirements for amendment have been met, the Master Deed of First Colony Condominiums and By-Laws of First Colony Homeowners Assoc., Inc. are amended in the following respects:

1. The following paragraphs are added to ARTICLE V, paragraph D of the Master Deed captioned MAINTENANCE OF HOMES:

"Exterior of homes to be maintained by Owners is defined as being all of the outside walls, roofs, skylights, windows, guttering, and any and all other parts either attached to or belonging to the outside of a home building.

For any homes that share common roofs, walls, or any other portion between two or more home Owners, all issues concerning owner maintenance of shared areas shall first be resolved among and between such home Owners; if the home Owners are unable to agree as to any home maintenance issue, such issue(s) shall be referred to the Association for decision, which shall be final and binding on all such Owners."

2. ARTICLE VI, section 2 of the By-Laws, applicable to OBLIGATION OF THE OWNERS, is hereby amended as necessary to incorporate and to be consistent with these Amendments to the Master Deed.

First Colony Homeowners  
Assoc., Inc.

By

Fey Rogers, President

PREPARED BY:  
LAW OFFICES  
GORE, HILLMAN  
& DAVENPORT  
BRISTOL, TN 37620  
CENTRAL BUILDING

Millie Robinson, Secretary

STATE OF TENNESSEE  
COUNTY OF SULLIVAN

BOOK 286 PAGE 728

Personally appeared before me, Jane L. Heffey  
a Notary Public in and for the State and County aforesaid, Fey  
Rogers with whom I am personally acquainted, and who, upon oat-  
acknowledged himself to be the President of First Colo-  
Homeowners Assoc., Inc., a corporation, one of the within named  
bargainors, and that he, as such President, being authorized so  
to do, executed the foregoing instrument for the purposes  
therein contained, by signing the name of the corporation by  
himself as such President.

WITNESS my hand and official seal at office, this the  
3rd day of July, 1989.

Jane L. Heffey  
NOTARY PUBLIC

My Commission Expires:

February 17, 1991

Sullivan County, Tenn. Register of Deeds: Received for record on the 13th day of  
July, 1989 at 10:30 A.M. Noted in Note Book 26 Page 143

Mary Lou Duncan  
Register

SECOND AMENDMENT TO MASTER DEED AND BY-LAWS  
OF  
FIRST COLONY CONDOMINIUMS26642  
100-2217-398

Pursuant to ARTICLE XII of the By-Laws of First Colony Homeowners Association, Inc., being a part of the Master Deed of First Colony Condominiums and attached as Exhibit E, the same being of record at the Register's Office for Sullivan County at Bristol, Tennessee in Deed Book 228, page 862 et. seq., the undersigneds hereby certifying that all the requirements for amendment have been met, the By-Laws of First Colony Homeowners Association, Inc., is amended in the following manner:

ARTICLE IV, BOARD OF DIRECTORS, (captioned) Section 1. Number and Term is deleted in entirety and replaced by:

"The number of Directors which shall constitute the whole Board of Directors shall be not less than five (5) nor more than seven (7). Directors shall be elected for three (3) years and they shall serve until their successors shall be elected and shall qualify. Cumulative voting is not permitted."

*Fey Rogers*  
Fey Rogers - President

*Millie Robinson*  
Millie Robinson - Secretary

STATE OF TENNESSEE )

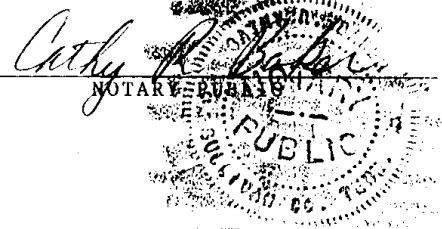
COUNTY OF SULLIVAN )

Personally appeared before me, *Cathy R. Baker*, a Notary Public in and for the State and County aforesaid, Fey Rogers, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of First Colony Homeowners Associations, Inc., a corporation, one of the within named bargainors, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at office, this the 18th day of December, 1989.

PREPARED BY:  
LAW OFFICES  
GORE, HILLMAN  
& DAVENPORT  
BRISTOL, TN 37620  
CENTRAL BUILDING

My Commission Expires:

June 30, 1990

Sullivan County, Tenn. Register of Deeds: Received for record on the 21st day of Dec. 1989 at 2:00 P.M. Noted in Note Book 26 Page 214

*Mary Lou Duncanson*  
Register

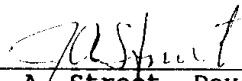
**AMENDMENT TO EXHIBIT C TO  
MASTER DEED OF FIRST COLONY CONDOMINIUMS**

THIS AMENDMENT TO THE MASTER DEED OF FIRST COLONY CONDOMINIUMS, made and entered into this \_\_\_\_ day of December, 1991, by J. A. STREET, successor in interest to UCC REALTY CORPORATION and UNITED HOMES, INC., developers of FIRST COLONY CONDOMINIUMS.

WHEREAS, First Colony Condominiums, a horizontal property regime was established by Master Deed dated July 2, 1984, of record in Deed Book 228, page 862 in the Register's Office for Sullivan County at Blountville, Tennessee; and

WHEREAS, the Master Deed of First Colony Condominiums provides in original Exhibit C a listing of the percentage ownership of the common elements for each owner within the horizontal property regime; and

WHEREAS, the current percentage ownership of the common elements as of the date hereinabove is described and set forth in this Amendment to Exhibit C of the Master Deed of First Colony Condominiums and which is attached hereto and incorporated herein as pages 2 and 3.

  
\_\_\_\_\_  
J. A. Street, Developer

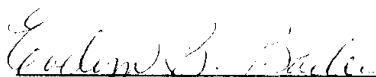
STATE OF Tennessee

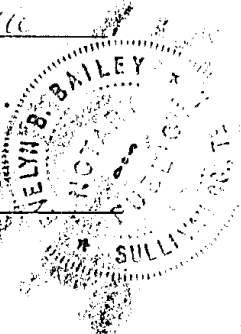
CITY/COUNTY OF Sullivan

Before me, the undersigned, a notary public in and for the state and city/county aforesaid, personally appeared, J. A. STREET, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, in Blountville, Tennessee, this the 31st day of December, 1991.

My commission expires: 3-14-94

  
\_\_\_\_\_  
Notary Public



*Instrument prepared by [unclear] [unclear]*

313 EXHIBIT C  
PAGE 223

Owners	Unit	Square Footage	Percentage of Ownership
Allen and Nancy Clark	101 Hampton Court	1,620	3.37831
Allen and Nancy Clark	103 Hampton Court	1,380	2.878178
Lawrence and Barbara Olson	102 Hampton Court	1,728	3.603979
Big Fist Coal Company #4	104 Hampton Court	1,728	3.603979
Bill R. and Betty Jo Crigger	214 South Hampton Drive	3,286	6.853401
Roscoe Bowman	236 South Hampton Drive	2,760	5.756356
Red Dog Coal Corporation	242 South Hampton Drive	2,525	5.266231
Leland and Diane J. Wright	244 South Hampton Drive	1,728	3.603979
UCC Realty Corporation	264 South Hampton Drive	1,728	3.603979
William A. Worley	270 South Hampton Drive	1,728	3.603979
Thomas D. and Elaine M. Griffin	276 South Hampton Drive	1,728	3.603979
Joe and Linda Disque	282 South Hampton Drive	2,500	5.214091
Ida Carbon Corp.	286 South Hampton Drive	3,800	7.925418
J.E. and Mary T. Rogers	283 South Hampton Drive	2,200	4.5884
Pete and Bonnie Pino	120 West Hampton Drive	1,450	3.024173
Harold and Millie Robinson	122 West Hampton Drive	1,640	3.420443
Ford and Etta Cardwell	124 West Hampton Drive	2,100	4.379836

Harold and Millie Robinson	128 West Hampton Drive	2,100	4.379836
Woodrow W. and Sally Ann McGlothlin	130 West Hampton Drive	3,200	6.674037
Joe and Linda Disque	129 West Hampton Drive	1,450	3.024173
Joe and Linda Disque	125 West Hampton Drive	1,640	3.420443
Joe and Donna Doyle	123 West Hampton Drive	1,728	3.603979
William E. Collier	121 West Hampton Drive	2,200	4.5884

Sullivan County, Tenn. Register of Deeds: Received for record on the 31 day of  
Dec. 1991 at 4:00 M. Noted in Note Book 28 Page 34

Mary Lou Duncan  
Register

THIRD AMENDMENT TO MASTER DEED AND BY-LAWS  
OF  
FIRST COLONY CONDOMINIUMS

BOOK 364 PAGE 370

PURSUANT TO ARTICLE XVIII, Paragraph B of the Master Deed of First Colony Condominiums and ARTICLE XII of the By-Laws of First Colony Homeowners Association, Inc., the same being of record at the Register's Office for Sullivan County at Bristol, Tennessee in Deed Book 228, page 862 et. seq., the undersigneds hereby certifying that all of the requirements for amendment have been met, the Master Deed of First Colony Condominiums and By-Laws of First Colony Homeowners Association, Inc. are amended in the following respects:

1. ARTICLE III, Paragraphs F., G., and H. of the Master Deed are deleted in entirety, and replaced by the following new Paragraphs:

F. INSURANCE:

(1) The Association shall insure and keep insured the common areas (including the gatehouse, gate, and fencing as necessary) against fire, liability, and such other risks in such amounts as deemed necessary by the Board, provided that liability insurance shall be maintained in an amount not less than \$1,000,000. The Association shall also carry insurance to indemnify officers and directors for liability in such amount as deemed adequate by the Board.

(2) Each owner shall insure his home against fire and the usual risks in such amounts to insure the full replacement cost of said Property, and shall maintain liability insurance in an amount not less than \$1,000,000. The Association shall be named as an additional insured on each Owner's policy, that proof of adequate insurance shall be provided by each Owner to the Association.

G. ASSESSMENTS FOR INSURANCE PREMIUMS:

The insurance premium for any blanket insurance coverage maintained by the Association shall be a common expense to be made by Annual Assessments as set out by Article VIII herein.

H. RECONSTRUCTION OF DAMAGE TO BUILDINGS:

(1) In case of fire or any other disaster, the insurance indemnity shall, except as provided in Subsection (2), be applied to reconstruct the building.

(2) Reconstruction shall not be compulsory where it comprises the whole or more than two thirds of the building. In such case, the insurance indemnity shall be delivered to the Owner(s) entitled to it.

(3) Should it be proper to proceed with the reconstruction, same will be done, insofar as possible, within 180 days of the date of loss and must be in keeping with the architectural design of First Colony and comply with the provisions of the Master Deed, By-Laws, and any rules or regulations of the Association then in effect. Reconstruction plans must be approved by the Board of Directors prior to undertaking any work.

PREPARED BY:  
LAW OFFICES  
GORE & HILLMAN  
917 ANDERSON STREET  
BRISTOL, TN 37620

BOOK 364 PAGE 371  
(4) In the event the insurance indemnity is insufficient to cover the cost of reconstruction, the new building costs shall be paid by the Owner(s) affected by the damage. Should such Owner(s) refuse to make such payments, the majority of other Owners may proceed with the reconstruction at the expense of the Owner(s) benefited thereby, upon proper resolution setting forth the circumstances of the case and the costs of the works, and the Association may then levy a Special Assessment against the interests of the benefited Owner(s).

2. ARTICLE VI, SECTION 2 OF THE BY-LAWS, APPLICABLE TO OBLIGATION OF THE OWNERS, is hereby amended as necessary to incorporate and to be consistent with these Amendments to the Master Deed.

FIRST COLONY HOMEOWNERS ASSOCIATION, INC.

BY:

W. Roscoe Bauman  
President

Miller Robinson  
Secretary

STATE OF TENNESSEE )

COUNTY OF SULLIVAN )

Before me, Stephen B. Hillman Jr of the state and county mentioned, personally appeared W. Roscoe Bauman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of First Colony Homeowners Association Inc. the within named bargainor, a corporation, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at office in Bristol, TN this 15th day of May, 1995.

Stephen B. Hillman Jr  
Notary Public

My Commission expires: 24 Jan 99

PREL 7  
LAW 11  
GORE & HILL  
17 ANDERSON  
BRISTOL, TN

Sullivan County, Tenn. Register of Deeds: Received for record on the 15th day of May 1995 at 3:15 P.M. Noted in Note Book 30 Page 138

Mary Lou Duncan  
Register



**FOURTH AMENDMENT TO MASTER DEED**  
**OF**  
**FIRST COLONY CONDOMINIUMS**

Pursuant to Article XVIII, Paragraph B of the Master Deed of First Colony Condominium and Article XII of the By-Laws of First Colony Homeowners Association Inc. the same being of record in the Register's Office for Sullivan County at Blountville (formerly Bristol) Tennessee in Deed Book 228, page 862 et seq., the undersigned hereby certifying that all of the requirements for amendment have been met, it appearing that the Corporation's Board of Directors held a special meeting on November 10, 2018 at 1:00 p.m., and proposed an amendment to the By-Laws, and said amendment was subsequently approved by the required two-thirds of the members of the Corporation and accordingly the Master Deed of First Colony Condominiums and By-Laws of First Colony Homeowners Association, Inc. are amended in the following respects:

**Article II Property Rights**

"A. Name: The Property, which shall include the Property and all improvements located therein, shall hereinafter be named First Colony Townhouses and all references in the original Master Deed, subsequent amendments, and By-Laws to the word "Condominium" are hereby amended to insert the word "Townhouse" in place and stead of "Condominium".

IN TESTIMONY WHEREOF, the undersigned has executed this Fourth Amendment to the Master Deed and By-Laws and affixes its adoption as aforesaid, on this the 19 day of February, 2019.


First Colony Townhouses, formerly  
known as First Colony Condominiums

By:   
Rick Dunham, President

Prepared by  
A.D. JONES JR. PLLC  
Atty. At Law  
P.O. Box 787  
Bristol, TN 37621

**BK/PG: 3322/2234-2235**

**19003098**


	2 PGS:AL-AMENDMENT
	REVONDA BATCH: 180668
	02/22/2019 - 01:34:14 PM
	VALUE 0.00
	MORTGAGE TAX 0.00
	TRANSFER TAX 0.00
	RECORDING FEE 10.00
	DP FEE 2.00
	REGISTER'S FEE 0.00
	TOTAL AMOUNT 12.00

STATE OF TENNESSEE, SULLIVAN COUNTY  
**SHEENA R TINSLEY**  
REGISTER OF DEEDS

STATE OF TENNESSEE:  
COUNTY OF SULLIVAN:

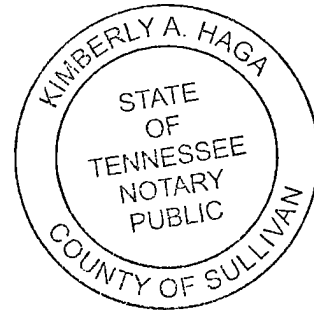
Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Rick Dunham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be President of First Colony Townhouses fka First Colony Condominiums, the within named bargainor, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of First Colony Townhouses by himself/herself as President, on behalf of First Colony Townhouses.

WITNESS my hand and seal on this the 19 day of February, 2019.

  
Notary Public

My commission expires:

1-23-2022



Prepared by  
A.D. JONES JR. PLLC  
Atty. At Law  
P.O. Box 787  
Bristol, TN 37621