



THIS INSTRUMENT PREPARED BY:
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Suite 1100, 150 Third Avenue South
Nashville, TN 37201

Map & Parcel No. 135N-B-007.01

Book/Page: **GI 11436 / 20**

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4 Page DECLARATION

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AMENDMENT NO. 1

TO

DECLARATION OF EXCHANGE NORTH BUILDING CONDOMINIUM

TOTAL FEES \$22.00

State of Tennessee Hamilton County
Register of Deeds **PAM HURST**

Exchange at Cameron Harbor, G.P., a Tennessee general partnership (hereinafter referred to as the "Declarant"), pursuant to the provisions of Tennessee Code Annotated, § § 66-27-201 through 507, known as the Tennessee Condominium Act of 2008 (the "Act"), for the purpose of amending the previously filed Declaration of Exchange Master Condominium, does hereby declare as follows:

W I T N E S S E T H:

WHEREAS, Declarant has heretofore submitted a certain tract or parcel of land (the "Property") in Hamilton County, Tennessee, to condominium ownership pursuant to the Declaration of Exchange North Building Condominium of record at Book GI 11395, Page 457, in the Register's Office for Hamilton County, Tennessee (the "Declaration");

WHEREAS, defined terms used in the Declaration and not otherwise defined herein shall have the same meanings ascribed to them in this Amendment No. 1;

WHEREAS, the legal description of the Property in the Declaration referenced Unit No. 1 created by the Master Declaration;

WHEREAS, due to a subsequently filed Plat of record that modified a property boundary and an a utility easement, the Master Declaration was amended by Amendment No. 1 to Declaration of Exchange Master Condominium of record in Book GI 11436, Page 13, in said Register's Office, and Declarant desires to modify the property description in the Declaration so that the properly described Property will be subject to the Declaration;

WHEREAS, the Declarant desires to modify the Section 7.2 of the Declaration to add an additional Special Declarant Right in a new paragraph (i);

WHEREAS, the Declarant owns all of the Units in the Condominium and has the right to amend the Declaration for the purposes described in this Amendment;

WHEREAS, the Section, paragraph and Exhibit designations in the Declaration shall be used to reference the amendments thereto hereinafter described;

NOW, THEREFORE, for the above described purposes, Declarant hereby amends and supplements the Declaration as follows:

Section 2.1 Real Estate.

The legal description of the real estate attached to the Declaration as Exhibit A is hereby amended by substituting therefor the attached Revised Exhibit A.

Section 7.2. Special Declarant Rights. This Section is amended by adding the following new paragraph (i):

(i) The right to utilize the portion of the Common Elements improperly designated as Unit 118 on the Plat (together with right of access to the adjacent common area restroom) as a sales, leasing, or management office for the Declarant or affiliates of the Declarant for the lesser of: (i) ten (10) years from the date hereof, or (ii) until the Declarant and its affiliates are no longer involved in the sale or leasing of any property in downtown Chattanooga. Such right is conditional upon (i) reimbursement to the Association of ten percent (10%) of the electrical charges incurred by the common element electrical panel located therein, (ii) restricted access to the common area restroom by key or combination lock, and (iii) restricting access by the public to the exterior entrance.

Except as expressly modified hereby, all terms and provisions of the Declaration shall continue and remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused the foregoing Amendment No. 1 to the Declaration of Exchange Master to be executed by a general partner and duly authorized agent this ____ day of August, 2018.


Exchange at Cameron Harbor, G.P., Tennessee
general partnership

By: AWE
Aaron White, as Trustee of the Hunter Connelly
Exchange Trust, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

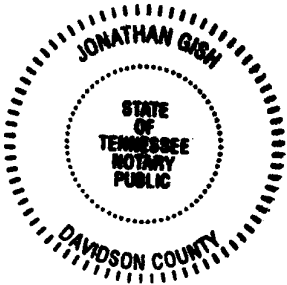
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Aaron White with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the Trustee of the Hunter Connelly Exchange Trust, the Managing Partner of Exchange at Cameron Harbor, G.P., the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 8th day of August, 2018.



Notary Public

My Commission Expires:
8-20-19



Revised Exhibit A

Unit No. 1 of the Exchange Master Condominium, created by the Declaration of record in Book GI 11395, Page 156, in the Register's Office for Hamilton County, Tennessee, as Amended by Amendment No. 1 to Declaration of Exchange Master Condominium of record in Book GI 11436, Page 13 in said Register's Office.