

This instrument prepared by:
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**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS AND
RESTRICTIONS
for
THE MEZZO LOFTS WEST END CONDOMINIUMS**

THIS FIRST AMENDMENT IS MADE effective upon the date of recording of this instrument in the Register's Office for Davidson County, Tennessee by the Mezzo West End Lofts Condominium Association, Inc. (the "Association").

WHEREAS, the Declaration of Covenants and Restrictions for The Mezzo Lofts West End Condominiums (the "Declaration") is recorded in Instrument Number 20140929-0089689, Register's Office for Davidson County, Tennessee; and

WHEREAS, the undersigned Unit Owners desire to amend the Declaration in accordance with paragraph 22 of the Declaration by a vote of not less than sixty-seven (67%) of the Unit Owners; and

WHEREAS, the undersigned Unit Owners own at least sixty-seven (67%) of the Units that make up the Mezzo West End Lofts Condominium.

NOW, THEREFORE, the Declaration shall hereby be amended as follows:

1. Paragraph 17 of the Declaration is amended by replacing said paragraph in its entirety with the following:

17. Leasing of Units by Unit Owners. Owners desiring to lease their Units may do so only if they have applied for and received from the Board of Directors a "Leasing Permit". A determination by the Board shall be issued within five days of the application request, which shall not be unreasonably withheld. Such a permit, upon its issuance, will allow an Owner to lease his or her Unit provided that such leasing is in strict accordance with the terms of the permit. The Board of Directors shall have the authority to establish conditions as to the duration and use of such permits consistent with this Section. All Leasing Permits shall be valid only as to a specific Owner of a Residential Unit and shall not be transferable between either Units or Owners of Units and shall not be transferable to successors in title to the same Unit. No more than four (4) Units shall be

permitted to lease at any one time. The minimum term of any lease shall be for one (1) year. Owners who have been issued permits are prohibited from entering into a lease with anyone younger than twenty-two (22) years of age. Any tenant or resident under twenty-two (22) years of age must reside in the Unit with a legal parent or guardian. No corporate leases are allowed where the occupants under the lease do not reside in the Unit for the full term of the lease. Should any Unit be vacant or un-leased for a period of one-hundred twenty (120) days or longer, be it either from issuance of Leasing Permit or upon the expiration of an existing lease of file with the Board and/or association manager, the Leasing Permit will expire.

2. The Declaration shall continue in full force and effect, amended only as set forth herein. In the event of any conflict between the provisions of the Declaration and the provisions of this Amendment, the provisions of this Amendment shall prevail.

3. Upon execution, this Amendment shall be recorded at the Register's Office for Davidson County, Tennessee.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the undersigned Vice President of the Association has caused this Amended Declaration to be duly executed this ___ day of _____, 2021 and certifies that not less than 67% of the Unit Owners have agreed to the Amendment as hereinstated and as evidenced by their signatures affixed hereto as Exhibit A.

**Mezzo West End Lofts Condominium
Association, Inc.**

BY: _____

Print Name: Alan Turk

Its: _____

STATE OF _____

COUNTY OF _____

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, _____, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an officer of Mezzo West End Lofts Condominium Association, Inc, the within named bargainor and that he, as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ___ day of _____, 2021.

Notary Public

My Commission Expires: _____

EXHIBIT A

As evidenced by my signature affixed hereto, I hereby consent to the amendment of the Declaration as hereinstated and acknowledge the execution of the same as a free act and deed.

Unit No.	Owner Name (print)	Owner Signature	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____