

Fleetwood residents voted in favor of the amendment to the covenants which places restrictions on the rental of homes in the community. Any buyer of a home in Fleetwood must occupy the home.

We, as residents of Fleetwood, must be vocal to help get the word out. This amendment has been recorded at the Register of Deeds Office for Davidson County and takes effect immediately.

If you know a house is coming up for sale, or is already for sale, please notify our NEW management company who will then contact the realty company of our amendment change.

Our new management company is:

McGarr & Associates

615.366.8876

Attn: Brooke Bolinger

Thanks to all who voted and made this possible.

1. **Leasing of Lots.** Effective upon recordation of this Amendment with the Register's Office of Davidson County, Tennessee, leasing of Lots shall be strictly prohibited, unless the Owner has resided in the home for a period of two (2) years prior to the proposed effective date of said lease. The Board of Directors may grant a waiver of this restriction, at the sole discretion of the Board of Directors, if enforcement of the restriction would result in an extreme personal or financial hardship. Prior to the effective date of a proposed lease, the Lot Owner shall provide notice to the Board of Directors all of the lessee's information including a copy of the lease and contact information for both the lessee and the Lot Owner as lessor.
 2. **Short Term Rentals.** No Lot shall be Leased or subleased to any transient lessee or occupants, or to lessee or occupants for terms of less than one (1) year. Short-term transient rentals and rentals listed on short-term rental websites including but not limited to Airbnb®, VRBO®, HomeAway®, or Roomorama® are strictly prohibited.
 3. **Grandfather Provision.** Notwithstanding the above, any Lot Owner engaged in leasing or subleasing activities for one (1) year term or greater, as of the date of this Amendment, shall be allowed to continue leasing or subleasing activities until said Lot is sold or conveyed to a third party. Any Lot Owner engaged in leasing or subleasing activity must, upon the sale or conveyance of said Lot, notify any potential buyer or person taking title that no Lot within the Association may be leased other than within the restrictions of this Section. For purposes of this provision, "Third Party" shall be defined as any person who is not a Lot Owner.
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