

This instrument prepared by:
River Downs HOA
Todd Taylor, President+

AMENDMENTS TO RESTRICTIVE COVENANTS AND
BY-LAWS TO RIVER DOWNS SUBDIVISION, SECTIONS 1 & II
13th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE

The undersigned consisting of 51% of the homeowners of River Downs Subdivision Section I and Section II, Phases I & II, have approved this instrument hereby amending the Restrictive Covenants and By-Laws of record in Deed Book 632, Page 764, Deed Book 655 Page 49, Deed Book 67 Page 186, Record Book 947 Page 3021 of the Register's Office of Rutherford County, Tennessee:

1. Annual Meeting: The annual meeting shall be held in the spring of each year. The exact date, time, and location shall be determined by the Board. Annual dues are due on May 1st every year and will be considered late thirty (30) days after such date. There will be a ten (10) dollar late fee per month after the initial thirty (30) day grace period.
2. Board Members: At each annual meeting the members shall elect three (3) Board members for a one (1) year term. Board members may be re-elected to additional terms in the same office.
3. Violation of Rules: No resident of River Downs Subdivision shall in any way violate the set for in any Subdivision Declaration, or face a Fifty (50) dollar per month fine of non-compliance after a thirty (30) day certified mail notification of said violation.
4. Liens: The Home Owners Association has the right to initiate a lien against any property for which assessments or fines are not paid, or to bring an action of law against the person obligated to pay the same, and the obligated person must pay any fees or charges to initiate and maintain said lien.
5. Trash Cans: Trash cans must be kept at the side or rear of the house in a neat and orderly fashion.
6. Renting: No Airbnb or other short-term renting is permitted in River Downs Subdivision.
7. Parking: There will be no parking of any vehicle or trailer on any lawn area of a lot except during driveway maintenance, the neighborhood yard sale, or planned social events such as a graduation or birthday party to keep as many vehicles off the streets as possible or in a backyard behind a six (6) foot privacy fence between neighbors and the street.
8. Accessory Structures: No metal buildings may be construed or placed on any lot. All other buildings must be reviewed and approved by the Board prior to construction.

9. Pools: All pools shall meet all pertinent Rutherford County Building Codes and be of inground construction and level with the ground.
10. Head Walls: All head walls shall be of brick or other masonry construction and must match each other and blend as much as possible with the house brick.
11. Fire PITS: Fire pits for burning wood only may be constructed if prior approval is granted by the Board.

EFFECTIVE this the 27 day of April, 2021 and executed

By: Todd Taylor
Todd Taylor
President, River Downs HOA

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Personally, appeared before me the undersigned authority, a Notary Public in and for said county and state, Todd Taylor to execute this instrument.

WITNESS MY HAND and the official seal in my office in Murfreesboro, Tennessee this the 27th day of April, 2021

[Signature]

NOTARY PUBLIC

My Commission Expires 12/21/24

