

AMENDMENT TO MASTER DEED FOR
GERMAN CREEK CONDOMINIUMS – THE BLUFFS

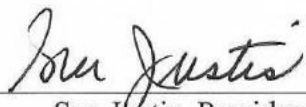
Comes German Creek Condominiums – The Bluffs Owners’ Association, Inc. pursuant to Section 23.3(c) of the Master Deed for the German Creek Condominiums – The Bluffs which is recorded at Instrument Book 282, page 404 in the Register of Deeds Office for Grainger County, Tennessee, and amends the Master Deed as follows:

WHEREAS, by vote of the members/unit owners of German Creek Condominiums – The Bluffs Owners’ Association Inc. the following amendment was approved by 67% of the eligible voters, Article 15.1 as set out in the Master Deed is deleted in its entirety and in its place and stead is inserted the following:

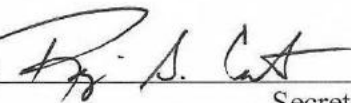
15.1 Definition – “Leasing” for purposes of this Master Deed, shall include the regular, exclusive occupancy of a Unit by any Person or Persons other than the Owner for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity or emolument. Effective January 1, 2022, no initial lease shall be for a term of less than 30 days. Except for those units currently leasing on a short-term basis on January 1, 2022 (grandfathered units), no additional units will be allowed to be leased on a daily, weekly, or for any length of time less than 30 days. Upon sale or transfer of ownership of any of the grandfathered units, or sale of any other unit after January 1, 2022, the lease term of no less than 30 days will apply. Grandfathered units must provide proof of short-term leasing after January 1, 2021 and prior to December 1, 2021 in order to qualify for grandfathered treatment.

This being the language voted upon and approved by the Owners’ Association, the Master Deed is so amended as of this 1st day of January, 2022.

German Creek Condominiums – The Bluffs
Owners’ Association Inc.

By: 
Sue Justis, President

ATTEST:

By: 
_____, Secretary

Prepared By:
Capps & Byrd LLP
Morristown, Tennessee

STATE OF TENNESSEE

COUNTY OF ~~GRAINGER~~ *Hamblen*

Personally appeared before me, the undersigned Notary Public in and for the state and county aforesaid, Sue Justis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the President of German Creek Condominiums – The Bluffs Owners’ Association, Inc. the within named bargainer, and that she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed by signing the name of said German Creek Condominiums – The Bluffs Owners’ Association Inc.

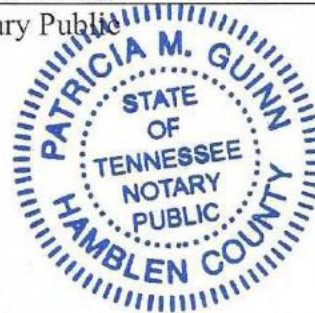
Witness my hand and official seal at office, this January 12, 2022.

Patricia M. Guinn

Notary Public

My commission expires:

9/25/23



<https://cccblaw.sharepoint.com/sites/Lawfiles/Shared Documents/German Creek -The Bluffs/AmendmentMasterDeed1.01-22.docx>

**BK/PG: IN401/1312-1313
22000133**

2 PGS:AL-AMENDMENT	
KAREN BATCH: 58075	01/13/2022 - 12:02:49 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, GRAINGER COUNTY
RICK DIAMOND

Prepared by
Susie Carter
W. Andrew Johnson by
Merrittson, Jr 32814

ATTACHMENT TO THE AMENDMENT TO MASTER DEED FOR
GERMAN CREEK CONDOMINIUMS – THE BLUFFS

In accordance with Article 15.1 of the Master Deed as amended and recorded in the Register of Deeds Office for Grainger County, Tennessee on January 13, 2022, the units to be grandfathered in are:

- Unit 112 owned by Clifford Jestice
- Unit 141 owned by Larry Woods
- Unit 222 owned by Jason Eckels
- Unit 333 owned by Clifford Jestice
- Unit 411 owned by Bob Hawkins
- Unit 433 owned by Jason Eckels
- Unit 442 owned by Lisa Jacobsen

German Creek Condominiums – The Bluffs
Owners' Association inc.

By: Sue Justis
Sue Justis, President

Attest:
By: Regina S. Carter
Regina S. Carter, Secretary

State of Tennessee
County of Hamblen

Personally appeared before me, the undersigned Notary Public in and for the state and county aforesaid, Regina S. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the President of German Creek Condominiums – The Bluffs Owners' Association, Inc. the within named bargainor, and that she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed by signing the name of said German Creek Condominiums – The Bluffs Owners' Association Inc.

Witness my hand and official seal at office, this June 15, 2022.

Patricia M. Guinn
Notary Public

My commission expires:
9/25/23



BK/PG: IN406/548-548
22002180

1 PGS:AL-AMENDMENT	
SHARON BATCH: 59718	08/20/2022 - 01:02:23 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, GRAINGER COUNTY
RICK DIAMOND
REGISTER OF DEEDS