

Bill Garrett Davidson County
 Batch# 95473 DEEDMAST
 05/22/2018 11:56:09 AM 374 pgs
 Fees: \$1,872.00 Taxes: \$0.00



20180522-0048991

THIS INSTRUMENT PREPARED BY:
 This instrument prepared by:
 Jon D. Curtis
 Attorney at Law
 2020 Fieldstone Parkway
 Suite 900-92
 Franklin, TN 37069
 (615) 614-3415

SECOND AMENDED AND RESTATED Master Deed

Establishing a Horizontal Property Regime of

of River Plantation Section TWO, A Condominium

This SECOND AMENDED AND RESTATED MASTER DEED IS MADE, effective upon the date of recording of this instrument in the Register's Office for Davidson County, Tennessee, by the River Plantation (Section Two), Inc., ("the Association").

WHEREAS, the original Master Deed for the Association is of record at Book 4661, Page 334 in the Register's Office for Davidson County, Tennessee (the "Master Deed"); and

WHEREAS, the Amended and Restated Master Deed for the Association is of record in Instrument No. 20120828-0077603 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Paragraph 13 of the Amended and Restated Master Deed provides that it may be amended by "... a deed of amendment joined in by Owners representing at least sixty-seven percent (67%) of the total units in the horizontal property regime..."; and

WHEREAS, Owners representing more than sixty-seven percent (67%) of the total units in the horizontal property regime have approved the various amendments set forth hereinbelow, with such approvals being evidenced by such owners' signatures on ballots, copies of such signed ballots being attached hereto.

NOW, THEREFORE, the Amended and Restated Master Deed establishing a horizontal property regime of River Plantation (Section Two) is hereby deleted in its entirety, with the exception of Exhibit "A" found at Book 4661, Page 349 in the Register's Office of Davidson County, Tennessee and Exhibit "B", found at Book 661, Page 351 in the same Register's Office, both Exhibits being the legal description for the property; and, in place thereof, is the attached Second Amended and Restated Master Deed establishing a horizontal property regime of River Plantation (Section Two).

This Second Amended and Restated Master Deed is made this 10th day of April 2018, by the Owners of River Plantation Section Two, a nonprofit corporation, to replace the Amended and Restated Master Deed filed on the 6th of August, 2012, by the Owners of River Plantation Section Two.

1. **Purpose.** The purpose of this Master Deed is to submit the land described in Schedule "A" attached hereto and the improvements thereon to the regime established by Chapter

27 of Title 66-27-202 of Tennessee Code Annotated, thereby establishing a horizontal property regime.

2. **Name and Address.** The name by which this horizontal property regime is to be identified is River Plantation Section Two, a Condominium nonprofit corporation and its address is the southwest corner of the intersection of U.S. Highway 70 and Sawyer Brown Road, Bellevue, Davidson County, Tennessee.
3. **Land Included In Property.** The land included in the property consists of the land described in Schedule "A" hereto, which is made a part hereof by reference. The simple absolute title in such land is hereby vested in the horizontal property regime hereby established.
4. **The Buildings.** The buildings are of two different types some of which are two stories and some a one story cottage. Each Unit has a double carport, storage area and a patio (terrace). There is a fence with gate which encloses each patio. There are 146 Units and their number per building is shown on attached Plat. There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat. The buildings are on a concrete slab foundation and a wood frame construction with different variations of veneer (brick, clapboard, Tudor-style, shingles, etc.) on the front of each Unit and the rear of each Unit has wood siding. First floor floors are 3,000 pound reinforced concrete slab, and second floors are wood. Ceilings are dry-wall on wood frame construction. Interior walls are dry-wall on wood frame construction. The interior walls of each Unit has a clear space in between, while the exterior walls have 2 3/4 (semi-thick) fiberglass foil batt insulation and the walls between Units are double walls (each 4 inches) with a (1)inch clear space in between each such wall is insulated with a full thick fiberglass foil batt. The units are centrally gas heated and electrically air-conditioned with individual controls in each Unit. Each Unit has a gas water heater.
5. **Units.** The said Plat shows a list of all Units in the buildings, their respective Unit numbers, property identification numbers, (map and parcel), locations and approximate areas.
6. **Dimensions of Units.** Each Unit consists of the area measured horizontally from the Unit side of the dry-wall of the walls facing the exterior of the building to the unit side of the dry-wall of the wall and partitions separating such units. Where walls and portions separate a unit from another unit to the side of the dry-wall of such walls and partitions facing such unit. Where dry-wall separates one room in a unit from another such room, from one side of each room wall to the other side of such room's opposite wall. Vertically, each unit consists of the space between the first floor and it's the framing which supports the roof.
7. **Use of Units.** Each unit shall be used as a single family residence only.

8. **Common Elements.** The common elements consist of the entire property, including all parts of the buildings, other than the interior of each unit described in Section 6 of this Master Deed and including, without limitation, the following:
- a. The Land
 - b. All foundations, columns, girders, beams and supports
 - c. All roofs, all exterior walls of the building not including the portions thereof on the unit side of the dry-wall or the portions between the unit sides of walls and partitions between units and the portions between room walls where walls are within a unit. The unit owner shall be responsible for the maintenance and or replacement of doors and windows on the exterior walls. The unit owner shall be deemed to own and shall have the exclusive right to paint, repaint, tile, paper or otherwise refinish and decorate the inner surfaces of the walls, floors, Ceilings, windows, and doors bounding his unit. The owner shall not be deemed to own the utilities (Without limitation) running through his unit which are utilized for, or serve more than one unit, except as a right in common to share the same with the other owners.
 - d. Any halls, corridors, lobbies, sidewalks, stairs, stairways and entrances to and exits from any building, but only if in a common area and not within the boundaries or perimeters of any unit.
 - e. All yards, gardens, swimming pool areas and facilities for the swimming pool, all open parking and driveway areas are common elements in common and the club house, picnic area, children's playgrounds, and sidewalks.
 - f. All compartments or installations of central services such as power, lights, telephones, gas, cold and hot water, reservoirs, tanks, pumps, air-conditioning, incinerating, air hand line equipment and all other mechanical installations and appurtenances thereto and space therefore whether located in common areas or in units.
 - g. All tanks, pumps, motors, fans, compressors, air handling units and control equipment.
 - h. All sewer pipes.
 - i. All fences and gates, carports and the outsides of the storage areas are considered common elements, for the purpose of maintenance and repair and shall be the responsibility of the Association; however, all fences, gates, carports and the outsides of the storage areas are for the exclusive use of Owners benefitted thereby.
 - j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas. Further, if any chute, flue, duct, wire, conduit, bearing wall, bearing column or any other fixture lies partially within and partially outside the

AMENDED

designated boundaries of a unit, any portion thereof serving only that unit is a limited common element allocated solely to that unit, and any portion thereof serving more than one (1) unit or any portion of the common elements is a part of the common elements.

- k. Party wall between units and concrete block walls between unit terraces shall be limited common elements of the respective units which they abut and shall be a shared expense to maintain and replace between unit owners.
9. **Encroachments.** If any portion of the common elements encroaches upon any unit or if any unit encroaches upon any other unit or upon any portion to the common elements as a result of the construction of a building or any building, or if any such encroachment shall occur hereafter as a result of settling or shifting of a building, or any building, a valid easement for the encroachment and for the maintenance of the same so long as such building stands, shall exist. In the event such building, or unit, any adjoining unit, or any adjoining common element, shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then rebuilt, encroachments of parts of the common elements upon any unit or of any unit upon any other unit or upon any portion of the common elements, due to such rebuilding, shall be permitted a valid easement for such encroachments and the maintenance thereof shall exist so long as any such building shall stand.
 10. **Pipes. Ducts. Cables. Wires. Conduits, public utility lines and other common elements located inside units.** Each unit owner shall have an easement in common with the owners of all other units to use all pipes, wires, ducts, cables, conduits, public utility lines and other common elements located in any of the other units and serving his unit. Each unit shall be subject to an easement in favor of the owners of all other units to use the pipes, ducts, cables, wires, conduits, public utility lines and other common elements serving such other units and located in such unit. The Board of Directors shall have a right of access to each unit to inspect the same, to remove violations therefrom and to maintain, repair or replace the common elements contained therein or elsewhere in any building.
 11. **Units Subject to Master Deed.** All present and future Owners and tenants of a unit shall be subject to and shall comply with the provisions of this Master Deed any restrictions or rules in the Bylaws and rules and regulations as shall be incorporated and become a part of this Master Deed by reference. The acceptance of a deed of conveyance, devise, inheritance or the entering into a lease of a unit or entering into occupancy of a unit, shall constitute an agreement that the provisions of the Master Deed and such Bylaw provisions are accepted and ratified by each Owner and tenant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time an interest or estate in such unit, as though such provisions were recited and stipulated in full in each and every deed or lease thereof.

12. **Units Subject to Bylaws and Rules and Regulations.** All present and future Owners, tenants and occupants of a unit shall be subject to, and shall comply with, the provisions of the Bylaws and the Rules and Regulations appended hereto and recorded herewith, pursuant to Tennessee Code Annotated Chapter 27 of Title 66-27-202, as it may be amended from time to time. The acceptance of a deed of conveyance devise or of a lease to a unit, or the entering into occupancy of a unit shall constitute an agreement that the provisions of the said Bylaws and the Rules and Regulations, as they may be amended from time to time, are accepted and ratified by such Owner, tenant, or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time an interest or estate in such unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease, thereof.
13. **Amendment.** This Master Deed may be amended by a deed of amendment joined in by Owners representing at least sixty seven percent (67%) of the total units in the horizontal property regime, whose deed is recorded in the Register's Office of Davidson County, Tennessee.
14. **Waiver.** No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce it, regardless of the number of violations or breaches which may occur
15. **Captions.** The captions herein are inserted only as a matter of convenience and for reference and neither define, limit, or describe neither the scope of this Master Deed nor the intent of any provision.
16. **Gender.** The use of the masculine gender in this Master Deed shall be deemed to refer to the feminine gender and the singular shall be deemed to refer to the plural and vice versa, whenever the context so requires.
17. **Development Rights.** The original developer of this property has no further developmental rights as this project has been completed.
18. **Assessments.**
 - a. **Liability, Lien and Enforcement.** The Association is given the authority to administer the operation of the management of the property, it being recognized that the delegation of such duties to one entity is in the best interest of the owners of all Units. To provide the funds necessary for such proper operation; the Association is granted the right make, levy, and collect annual assessments against the owners of all Units to pay Common Expenses and such other expenses which the Association is authorized to incur under the terms and conditions of this Master Deed. The Association is also authorized to make, collect and levy

assessments against Unit owners for reimbursement of expenses the Association is caused to incur by reason of any act of the Unit owner, his family members, guests, invitees, or tenants for damages of any nature and for any penalties for rules violations.

b. **Assessments.**

- i. All assessments for the payment of Common Expenses shall be levied annually against the owners of all Units and unless specifically otherwise provided for in this Master Deed, each owner of a Unit and his Unit shall bear the same percentage share of such assessment as the percentage share of ownership for the undivided interest in the common elements pertinent to said Unit. The assessments for common expenses shall be payable over the course of the year in advance monthly installments commencing for all Units on the date determined by the Board of Directors.
- ii. Assessments for the payment of Limited Common Expenses may be levied against the owners of those Units to which the limited common elements are pertinent if the Board of Directors determines that it is the most equitable method of assessments for Limited Common Expenses.
- iii. As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.

- c. **Default In Payment Of Assessments.** The Payment of any assessment or installment thereof due the Association shall be in default if such assessment is not paid to the Association on or before the due date for such payment. When in default, the delinquent assessment shall bear interest at the maximum rate allowed under the applicable law, and such late fees and penalties provided in the rules and regulations and By-Laws of the Association, until such delinquent assessments and all interest due thereon have been paid in full. The Association shall have a lien upon the Unit for delinquent assessments. Said lien shall also secure all costs and expenses, including late penalties and attorneys fees incurred by the Association in collecting delinquent assessments and enforcing the lien upon the Unit. The lien granted to the Association may be foreclosed in the same manner as real estate mortgages in the state of Tennessee but the Association shall give reasonable advance notice of it's proposed action to the Unit owner, the mortgagee and all other lien holders of record of the Unit.

19. **Interpretation.** The provisions of this Master Deed shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of the

condominium project. Failure to enforce any provision hereof shall not constitute a waiver of the right to enforce said provision or any other provision hereof.

IN WITNESS WHEREOF, River Plantation (Section Two), Inc. has caused this instrument to be executed by its President this 14 day of May, 2018.

River Plantation, (Section Two), Inc.

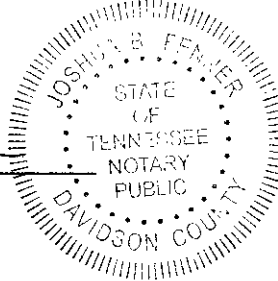
By: [Signature]
Lucas Sullivan, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lucas Sullivan, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of River Plantation (Section Two), Inc. a Tennessee nonprofit corporation, and is authorized to execute this instrument on behalf of River Plantation (Section Two), Inc.

Sworn to and subscribed before me this 14 day of May, 2018.

[Signature]
Notary Public



My commission expires: 9/7/2021

SECRETARY'S CERTIFICATE

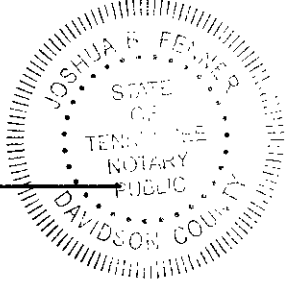
I, Brenda Duck, Secretary of River Plantation (Section Two), Inc., DO HEREBY CERTIFY, and attest that, in accordance with Paragraph 13 of the Amended and Restated Master Deed of River Plantation, (Section Two), Inc. ("Master Deed"), that the Second Amended and Restated Master Deed of River Plantation (Section Two), Inc. has been duly adopted and the ballots approving the Second Amended and Restated Master Deed are attached hereto as Exhibit "A".

[Signature]
Brenda Duck, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14 day of May, 2018.

[Signature]
Notary Public



My commission expires: 9/7/2021

EXHIBIT

A

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children’s playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association’s responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p><i>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</i> Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

216 PLANTATION Ct. Proxy Vote and Affidavit

I, Sigrid Barter (name of legal owner of the property as listed on the deed) located at:

_____ Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Sigrid Barter

Date: 12-9-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, KRISTI HELEN HARGROVE (name of legal owner of the property as listed on the deed) located at:

215 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Kristi Hargrove

Date: December 15, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p> <p><i>(my fence/gate has no maintenance in more than 10 yrs,)</i></p>
Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<p>→</p> <p>✓</p> <p>DS DS</p>	<p>✓</p> <p>DS DS</p>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Diane Stuard D Stuard (name of legal owner of the property as listed on the deed) located at:

214 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Diane Stuard

Date: 12.10.17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: <i>* If the payment of \$68.49 x 146 = 9,999.54 is a one time only payment</i></p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

* We were told this was our responsibility. Therefore we don't feel it is our responsibility to pay 500.00 for other units fences. Each unit can pay their own. We are on a fixed income.

* If the payment of \$68.49 x 146 = 9,999.54 is a one time only payment

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, William F. Story (name of legal owner of the property as listed on the deed) located at:

409 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Bill & Judy Story includes notes

Date: 11/20/2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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VOTE		Proposed Changes to Master Deed
Yes []	No []	<p><u>Tennis Courts</u> Page 2. Item 4: <i>See other side pg 1</i></p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks <u>as shown on attached Plat.</u> NONE PROVIDED</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks <u>as shown on attached Plat.</u> NONE PROVIDED</p> <p><i>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</i></p>
Yes []	No []	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j. <i>See other side pg 1</i></p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No []	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<p><input checked="" type="checkbox"/></p> <p>Yes</p>	<p><input type="checkbox"/></p> <p>No</p>	

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River Plantation Section Two

Proxy Vote and Affidavit

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Karla B. Howe (name of legal owner of the property as listed on the deed) located at:

410 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Karla B. Howe

Date: 11-19-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes []	No [X]	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes [X]	No []	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes [X]	No []	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

Tennis comes & goes in popularity. The aging population currently at RPTII will shift to younger people & tennis courts will be an asset again in the future.

with comment: last year I had to send CMA THREE copies of the lease for 519. They said they never received the first two.

Poor information flow at CMA! This year I'm sending by Registered Mail with receipt.

VOTE		Proposed Changes to Bylaws
Yes	No	<p style="text-align: right; font-size: 1.2em; font-family: cursive;">See comment above (page 1)</p> <p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Melinda Williams (name of legal owner of the property as listed on the deed) located at:

519 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Melinda A. Williams

Date: 11/12/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of <u>maintenance</u> and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

Does this also include parking of the storage rooms & garages

Consistency & appearance of the units needs to be addressed, maintenance infra parking to me.

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Carol Ann Bach (name of legal owner of the property as listed on the deed) located at:

611 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Carol Ann Bach

Date: 11/27/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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River Plantation Section Two

Proxy Vote and Affidavit

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p><i>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes N	No []	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p>

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Danyelle (Kearney) Lindisch (name of legal owner of the property as listed on the deed) located at:

415 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed:

Danyelle Lindisch

Date:

3/26/18

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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River Plantation Section Two

Proxy Vote and Affidavit

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, SUZANNE HARRISON (name of legal owner of the property as listed on the deed) located at:

416 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Suzanne Harrison

Date: 12-1-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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Proxy Vote and Affidavit

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VOTE		Proposed Changes to Master Deed
Yes	No	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes	No	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes	No	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

JF

JF

JF

VOTE		Proposed Changes to Bylaws
<p>JA</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><input type="checkbox"/> []</p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p><i>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</i> Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Jaqueline Fuller (name of legal owner of the property as listed on the deed) located at:

417 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: Jaqueline Fuller
Date: 3-31-18

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Rose M KRAFT (name of legal owner of the property as listed on the deed) located at:

419 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Rose M Kraft

Date: 11/9/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Barbara E. Valentine Arthur F. Valentine name of legal owner of the property as listed on the deed) located at:

422 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Barbara E. Valentine Arthur F. Valentine

Date: 12 November 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

424

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Betty M. Glover (name of legal owner of the property as listed on the deed) located at:

424 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Betty M. Glover

Date: 11-16-2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

425

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, William Christopher McBride (name of legal owner of the property as listed on the deed) located at:

425 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: 

Date: 12/4/2017

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, CHARLES McALEXANDER (name of legal owner of the property as listed on the deed) located at:

427 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: 12-1-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

431

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Kaye Hammer Talley (name of legal owner of the property as listed on the deed) located at:

431 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Kaye Talley

Date: 11-8-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	<input checked="" type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Marina Chernitskiy (name of legal owner of the property as listed on the deed) located at:

429 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: M. Chernitskiy

Date: 11/11/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2, Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p><i>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</i></p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4, Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6, Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, DELICINIA C. COSTA (name of legal owner of the property as listed on the deed) located at:

503 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: Delicinia C. Costa

Date: 3rd March, 2016

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2, Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: ... There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: ... There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p><i>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</i></p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4, Item 8, i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6, Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Robert E. Schwarz Shannon Shure (name of legal owner of the property as listed on the deed) located at:

505 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed:  Shannon Shure

Date: 11/12/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Kimberly Ratchette J (name of legal owner of the property as listed on the deed) located at: Thomas Rhodes

507 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: [Signature]

Date: 11/30/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

509

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Brittney Goldtrap (name of legal owner of the property as listed on the deed) located at:

509 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Brittney Goldtrap

Date: 12/14/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Rosalynne Lynch (name of legal owner of the property as listed on the deed) located at:

511 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Rosalynne Lynch

Date: 11/13/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

515

VOTE.		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p> <p><i>JGD</i></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, JUDITH E. SHOCKLEY (name of legal owner of the property as listed on the deed) located at:

515 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Judith E. Shockley

Date: November 25, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

533

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Louise D. Green (name of legal owner of the property as listed on the deed) located at:

533 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Louise D. Green

Date: Nov. 13, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes	No	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes	No	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes	No	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Liselotte Maddell (name of legal owner of the property as listed on the deed) located at:

535 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Liselotte Maddell

Date: 11/10/2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Lilly I. Theodoroff Lilly I. Theodoroff
 the deed) located at: (name of legal owner of the property as listed on

537 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Lilly I. Theodoroff

Date: 11-7-2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, LINDA C. NELSON (name of legal owner of the property as listed on the deed) located at:

600 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Linda C Nelson

Date: 11/27/2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

601

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: ... There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: ... There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p><i>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</i></p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

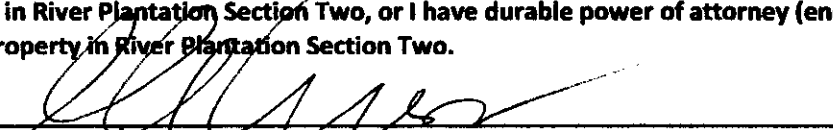
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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Gregg A Accas (name of legal owner of the property as listed on the deed) located at:

601 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: 

Date: 3/3/18

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

602 109

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Paul Burt (name of legal owner of the property as listed on the deed) located at:

602 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: Paul Burt

Date: Dec. 5, 2017

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner


November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> 	<p>No</p> <p>[]</p>	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Bonnie L. Martin (name of legal owner of the property as listed on the deed) located at:

604 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed:

Bonnie L. Martin

Date:

12/04/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Claud Porter & Karen Porter (name of legal owner of the property as listed on the deed) located at:

605 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Claud Porter Karen Porter

Date: 11/11/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Angela Spaulding (name of legal owner of the property as listed on the deed) located at:

607 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Angela Spaulding

Date: 11-15-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

JA Yes No

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, John McClure (name of legal owner of the property as listed on the deed) located at:

606 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: [Signature]

Date: 11-12-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Christine P. Browning (name of legal owner of the property as listed on the deed) located at:

608 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Christine P. Browning

Date: 11/17/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes	No	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes	No	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes	No	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

609 Plantation Ct. Proxy Vote and Affidavit
I, William H. Corum (name of legal owner of the property as listed on the deed) located at:

_____ Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: William H. Corum

Date: 11-13-2017 Mary ANN Corum Deceased 6-22-2015

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

201 -

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Cheryl Denise Lynch (name of legal owner of the property as listed on the deed) located at:

610 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: 11/27/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

614

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Thomas T. Overton (name of legal owner of the property as listed on the deed) located at:

614 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Thomas T. Overton

Date: 1-8-2018

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future. <i>Current:</i> . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat. <i>Change:</i> . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation. <i>Current:</i> i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby. j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas. Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby. j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas. Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>Assessments Page 6. Item 18.b. — Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others. Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>	

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Mary A McLennan (name of legal owner of the property as listed on the deed) located at:

Ce 15 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Mary A McLennan

Date: December 1, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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River Plantation Section Two

Proxy Vote and Affidavit

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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River Plantation Section Two

Proxy Vote and Affidavit

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Don Sutherland (name of legal owner of the property as listed on the deed) located at:

616 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: 11/8/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, ANNETTE S. FLEMER (name of legal owner of the property as listed on the deed) located at:

617 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Annette S. Flemer

Date: 11-17-2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p><i>Current:</i> . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p><i>Change:</i> . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p><i>Current:</i> i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Proposed:</i> i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p><i>Proposed: Add Subsection (iii)</i> As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, David Koladys Weir (name of legal owner of the property as listed on the deed) located at:

618 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: [Signature] Koladys Weir

Date: 11-19-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

620

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Tara Mazur (name of legal owner of the property as listed on the deed) located at:

620 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: [Signature]

Date: Dec 4, 17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	<input checked="" type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Patrick Farley (name of legal owner of the property as listed on the deed) located at:

622 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: 11/26/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

624

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Sherry S Shimer (name of legal owner of the property as listed on the deed) located at:

624 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Sherry S Shimer

Date: 11/24/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Jane Swartz (name of legal owner of the property as listed on the deed) located at:

626 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Jane Swartz

Date: 12-4-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

✓ 43

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p><i>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

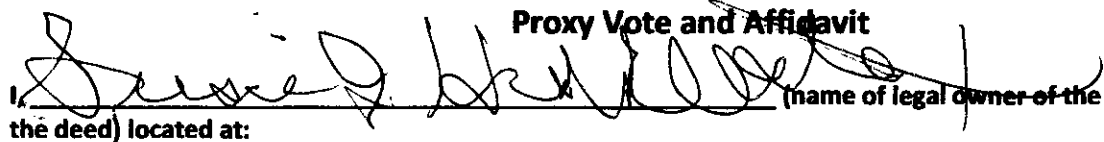
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A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

 (name of legal owner of the property as listed on the deed) located at:

Unit 523 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: _____

Date: March 2, 2018

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

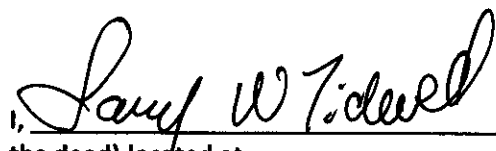
VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	[X]	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.



Proxy Vote and Affidavit

 (name of legal owner of the property as listed on the deed) located at:

400 + 107

Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: _____

Date: _____

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input type="checkbox"/>	No <input type="checkbox"/>	<p>Correction Page 1. Paragraph 3 and 4: Purpose of Change: This change is needed to reflect consistency throughout our governing documents in regard to the percentage of votes required to make a change to the governing documents.</p> <p>Current: . . . WHEREAS, the members of the Association desire to amend and restate said Master Deed in accordance with Paragraph 15 of the Master Deed referenced above by vote of 60% of the owners Current: . . . WHEREAS, at least 60% of the owners of the Units approve the following amendments;</p> <p>Change: . . . WHEREAS, the members of the Association desire to amend and restate said Master Deed in accordance with Paragraph 15 of the Master Deed referenced above by vote of 67% of the owners Change: . . . WHEREAS, at least 67% of the owners of the Units approve the following amendments;</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>
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VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p>

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Page 3

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Dee Payne Norma Payne (name of legal owner of the property as listed on the deed) located at:

Unit 516 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: _____

Date: March 2, 2018

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

VOTE		Proposed Changes to Master Deed
Yes []	No <input checked="" type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes []	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes []	No <input checked="" type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, GRADY R. WARNER (name of legal owner of the property as listed on the deed) located at:

426 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: 12-3-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes []	No <input checked="" type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes []	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes []	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

let's finish what should have been finished years & months ago !!!
Clean the tennis courts !!!

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

*Plus the painting we were assessed for 4 yrs. ago hasn't been finished
!!!!!!*

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, LINDA D. WARNER (name of legal owner of the property as listed on the deed) located at:

423 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Linda D. Warner

Date: 12-3-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p><i>Current:</i> . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p><i>Change:</i> . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p><i>Current:</i> i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Proposed:</i> i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p><i>Proposed: Add Subsection (iii)</i> As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	[X]	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Katie Dover (name of legal owner of the property as listed on the deed) located at:

210 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: [Signature]

Date: 11/13/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

(Zack Batty)

(Angela Cerasuolo)

Proxy Vote and Affidavit

I, Zack Batty and Angela Cerasuolo (name of legal owner of the property as listed on the deed) located at:

206 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Zack Batty and Angela Cerasuolo

Date: 12-10-2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

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Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes []	No <input checked="" type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes []	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes []	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	<input checked="" type="checkbox"/>	

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River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Melissa Johnson (name of legal owner of the property as listed on the deed) located at:

109 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Melissa Johnson

Date: 12/3/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE	Proposed Changes to Bylaws
<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/> [X]</p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, CARL L BELL JR (name of legal owner of the property as listed on the deed) located at:

317 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: _____

Date: _____

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, CHARLES T. & JOYCE G. COX (name of legal owner of the property as listed on the deed) located at:

305 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: _____

Date: 11/13/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p><i>Current:</i> . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p><i>Change:</i> . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p><i>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</i></p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p><i>Current:</i> i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Proposed:</i> i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p><i>Proposed: Add Subsection (iii)</i> As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, WILLIAM P. GRIFFIN, IV (name of legal owner of the property as listed on the deed) located at:

307 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: W.P. Griffin IV

Date: 11/8/2013

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

m/a

VOTE		Proposed Changes to Bylaws
<p>N/A</p> <p>Yes</p> <p>No</p> <p><input checked="" type="checkbox"/> []</p>	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Julie Carter (name of legal owner of the property as listed on the deed) located at:

309 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Julie Carter

Date: 11/11/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

311

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Kyle Majors (name of legal owner of the property as listed on the deed) located at:

311 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: [Signature]

Date: 11/29/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Martha Jane Young (name of legal owner of the property as listed on the deed) located at:

402 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Martha Jane Young

Date: December 4, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Leslie Hanson (name of legal owner of the property as listed on the deed) located at:

403 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Leslie Hanson

Date: 11/28/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

404

VOTE		Proposed Changes to Master Deed
Yes	No	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p><i>Current:</i> . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p><i>Change:</i> . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes	No	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p><i>Current:</i> i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes	No	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Marlaene Andersen (name of legal owner of the property as listed on the deed) located at:

404 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Marlaene Andersen

Date: 11-10-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

405

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Matthew Mead & Sarah Wessel (name of legal owner of the property as listed on the deed) located at:

405 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: [Signatures]

Date: 11-9-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, James G Scott, Minda Scott (name of legal owner of the property as listed on the deed) located at:

406 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Minda Scott

Date: 11-20-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p><i>Current:</i> . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p><i>Change:</i> . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p><i>Current:</i> i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, AUDREY B. WILLIAMS (name of legal owner of the property as listed on the deed) located at:

407 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Audrey B. Williams

Date: 11/30/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes []	No <input checked="" type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p> <p style="text-align: center;">clean up and use "as is"</p>
Yes []	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p> <p style="text-align: center;">if left up to homeowners - they will not maintain</p>
Yes <input checked="" type="checkbox"/>	No []	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, ROBIN C. SINCLAIR (name of legal owner of the property as listed on the deed) located at:

408 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Robin C. Sinclair

Date: 11/15/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

I suggest we fix our current property correctly, before any more large projects come up.

re: replacing rotten wood

repairing siding from where routers took off flashing and left holes in our house

pool house bath has been destroyed by ongoing water leaks - destroyed drywall and wood

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

SAMUEL L EPTING Proxy Vote and Affidavit

I, ANN M EPTING (name of legal owner of the property as listed on the deed) located at:

517 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: [Signature] Ann M. Epting

Date: Nov 16, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Sandra Williams (name of legal owner of the property as listed on the deed) located at:

578 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Sandra Williams

Date: 12/2/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
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WCR

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

WCR

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, W. CASEY REED (name of legal owner of the property as listed on the deed) located at:

520 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: W. Casey Reed

Date: 11/10/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board.</p> <p>If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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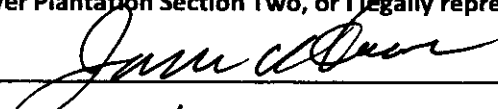
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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, JAMES C. HOOKS (name of legal owner of the property as listed on the deed) located at:

521 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: 12/1/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

592

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Dawn Weaver (name of legal owner of the property as listed on the deed) located at:

522 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Dawn Weaver

Date: 11/17/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
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November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

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Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, DEANA CLAIBORNE (name of legal owner of the property as listed on the deed) located at:

524 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: 11-28-2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes []	No <input checked="" type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Hamid Doust (name of legal owner of the property as listed on the deed) located at:

525 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Hamid Doust

Date: 11/8/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p><input checked="" type="checkbox"/> [] Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Brenda M. Welch (name of legal owner of the property as listed on the deed) located at:

526 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Brenda M. Welch

Date: November 9, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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VOTE		Proposed Changes to Master Deed
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children’s playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association’s responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Lucas R. Sullivan (name of legal owner of the property as listed on the deed) located at:

527 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: December 18, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes	No	<p><u>Tennis Courts</u> Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p><i>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</i></p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, ROGER BAKER (name of legal owner of the property as listed on the deed) located at:

529 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Roger A. Baker

Date: 11-27-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, TURNER BEARD & WILMA BEARD (name of legal owner of the property as listed on the deed) located at:

531 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Turner Beard & Wilma Beard

Date: November 9, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Gloria Seely / Jeff Seely (name of legal owner of the property as listed on the deed) located at:

411 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: [Signature]

Date: 11/12/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes []	No [x]	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes [x]	No []	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes [x]	No []	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: <i>Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</i></p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Anita Chalfin (name of legal owner of the property as listed on the deed) located at:

1101 Hill Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: Anita Chalfin

Date: 3/17/18

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

220

VOTE		Proposed Changes to Master Deed
Yes	No	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes	No	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes	No	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Gay Weisberg (name of legal owner of the property as listed on the deed) located at:

220 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Gay Weisberg

Date: Nov 7, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

2 a -

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, GLORIA HAUSSER (name of legal owner of the property as listed on the deed) located at:

222 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Gloria J. Hausser

Date: 11-19-2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Elizabeth Day (Day Family Trust) (name of legal owner of the property as listed on the deed) located at:

223 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: _____

Date: 11/30/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Joan W. Kirkpatrick (name of legal owner of the property as listed on the deed) located at:

225 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Joan W. Kirkpatrick

Date: Nov. 9, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

2 24

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Marshall R. Hostettler (name of legal owner of the property as listed on the deed) located at:

221 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Marshall R. Hostettler

Date: 11-14-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	<input checked="" type="checkbox"/>	

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Geoffrey B. Braden (name of legal owner of the property as listed on the deed) located at:

227 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Geoffrey B. Braden

Date: 11/30/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Jack R. Spence (name of legal owner of the property as listed on the deed) located at:

229 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Jack R. Spence

Date: 12/9/2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, (Sharon) Sherry Anderson (name of legal owner of the property as listed on the deed) located at:

301 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Sherry Anderson

Date: 12-1-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	<input checked="" type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, JEFFREY B. CLARK (name of legal owner of the property as listed on the deed) located at:

100 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Jeff Clark Jane E. Clark

Date: 11-8-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Joan Lincerboog (name of legal owner of the property as listed on the deed) located at:

101 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Joan Lincerboog

Date: 11/28/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	[X]	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Brynum E. Tudor III (name of legal owner of the property as listed on the deed) located at:

102 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Brynum E. Tudor III

Date: 11-9-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	<input checked="" type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

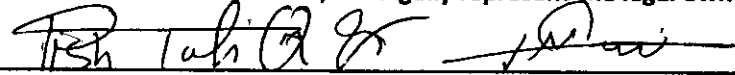
SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Pishko Tofi Q. Nyan Anbar (name of legal owner of the property as listed on the deed) located at:

103 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: 11/16/2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017-

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Jon Glasgow (name of legal owner of the property as listed on the deed) located at _____

104 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Jon Glasgow

Date: 12/16/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
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VOTE		Proposed Changes to Bylaws
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November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

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Proxy Vote and Affidavit

I, Ray W. akron (name of legal owner of the property as listed on the deed) located at:

105 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Ray Maron

Date: 12/17/2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Bradley & Esther V. Emmett (name of legal owner of the property as listed on the deed) located at:

106 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: [Signature]

Date: 5 Dec 17

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

Do Not Raise assessments
Poor Management if you do.

108

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Traci D. Dudanas (name of legal owner of the property as listed on the deed) located at:

108 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Traci D. Dudanas

Date: 11/23/2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p><i>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</i> Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Matt McBryde (name of legal owner of the property as listed on the deed) located at:

110 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: 12-16-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, MARGARET EILEEN BLACKMON (name of legal owner of the property as listed on the deed) located at:

111 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Margaret E Blackmon

Date: 11-25-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	<input checked="" type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Mary Alice Kearley (name of legal owner of the property as listed on the deed) located at:

112 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Mary Alice Kearley

Date: 11/9/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes ✓	No []	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Carol M Barach, John P Barach (name of legal owner of the property as listed on the deed) located at:

119 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Carol M Barach John P Barach

Date: 11/8/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- [] Durable Power of Attorney naming the individual above as the homeowner's legal representative
[] Documentation of Change of Name on Deed (as a result of marriage or other reason)
[] Certificate of death of homeowner and documentation of assignment of Executor of the Estate
[] Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
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Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Tom Stegman (name of legal owner of the property as listed on the deed) located at:

115 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Tom Stegman

Date: 11-21-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	<input checked="" type="checkbox"/>	

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Louise G. Austelle (name of legal owner of the property as listed on the deed) located at:

117 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Louise G. Austelle

Date: Nov 29, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, FRED BUCKLEY (name of legal owner of the property as listed on the deed) located at:

118 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: Fred Buckley

Date: 12-16-18

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
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Yes	No	<u>Assessments</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p data-bbox="284 174 472 202">Page 6. Item 18.b.</p> <p data-bbox="284 206 1463 325">Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p data-bbox="375 362 1463 571">Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p data-bbox="284 756 732 784"><u>Restrictions on Leasing of Units by Owners</u></p> <p data-bbox="284 789 659 817">Page 17; Article VII, Sections 4 and 5</p> <p data-bbox="284 821 1382 879">Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p data-bbox="284 916 1349 944">Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p data-bbox="284 948 1463 1282">Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p data-bbox="284 1319 1463 1468">Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p data-bbox="284 1504 1446 1623">No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p data-bbox="284 1660 1463 1748">Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p data-bbox="284 1785 1463 1873">The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p>

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, JOHN DAVID FRAZIER (name of legal owner of the property as listed on the deed) located at:

121 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: 

Date: 2/21/18

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

WE, SHERWOOD L. POWERS and ANGELA S. POWERS (name of legal owner of the property as listed on the deed) located at:

120 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Angela S. Powers

Date: NOVEMBER 24, 2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, John R. Ashford (name of legal owner of the property as listed on the deed) located at:

122 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: John R. Ashford

Date: 11/8/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners <u>who do not live on the property</u> and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p><i>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</i> Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Edgar Mason (name of legal owner of the property as listed on the deed) located at:

123 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Edgar Mason

Date: 11/14/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Thomas Atanasov (name of legal owner of the property as listed on the deed) located at:

124 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: _____

Date: 11/10/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Sandra E. Wood (name of legal owner of the property as listed on the deed) located at:

126 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Sandra E. Wood

Date: 11-22-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p><i>Current:</i> . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p><i>Change:</i> . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p><i>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p><i>Current:</i> i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Proposed:</i> i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><i>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</i></p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p><i>Proposed: Add Subsection (iii)</i> As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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River Plantation Section Two

Proxy Vote and Affidavit

Page 3

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 - HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Anne Darby

(name of legal owner of the property as listed on the deed) located at:

128 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: Anne Darby

Date: 2/14/18

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board.</p> <p>If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Mary Gordon Jan M. Navert (name of legal owner of the property as listed on the deed) located at:

130 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Mary Gordon Jan M. Navert

Date: 11/26/2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: <input checked="" type="checkbox"/> There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p><input checked="" type="checkbox"/> Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, SARAH Little (name of legal owner of the property as listed on the deed) located at:

133 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Sarah Little

Date: 11-13-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p> <p>No</p> <p><input type="checkbox"/></p>	<p>[]</p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Dele B. Lewis (name of legal owner of the property as listed on the deed) located at:

135 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Dele B. Lewis

Date: 11/27/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Tennis Courts</u> Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Fences and Gates</u> Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Assessments</u> Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Janet Montgomery (name of legal owner of the property as listed on the deed) located at:

137 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Janet Montgomery

Date: 11-24-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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River Plantation Section Two

Proxy Vote and Affidavit

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Rhonda S. Rotherford (name of legal owner of the property as listed on the deed) located at:

201 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: 

Date: 11/18/2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

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VOTE		Proposed Changes to Bylaws
<p>✓</p> <p>Yes</p>	<p>No</p> <p><input checked="" type="checkbox"/></p>	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

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River Plantation Section Two

Proxy Vote and Affidavit

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grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Ezekiel Marble, Aaron Marble, Katina Thomas (name of legal owner of the property as listed on the deed) located at:

203 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Vera J. Nixon

Date: 12-6-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

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River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
<p>Yes</p> <p><input checked="" type="checkbox"/></p>	<p>No</p> <p><input type="checkbox"/></p>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p><i>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</i> Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Michele Stans (name of legal owner of the property as listed on the deed) located at:

204 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: _____

Date: 1/14/18

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

N/A

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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
[]	<input checked="" type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, John Neuhoft III (name of legal owner of the property as listed on the deed) located at:

207 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: [Signature]

Date: 11-28-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
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VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
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Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Beryl S. Jr. + Patsy J. Vick (name of legal owner of the property as listed on the deed) located at:

208 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Beryl S. Jr. + Patsy J. Vick

Date: 11-8-2017

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b.</p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
X	[]	

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Ashley Seaton (name of legal owner of the property as listed on the deed) located at:

209 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Ashley Seaton

Date: 11-9-17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

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Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, William M White (name of legal owner of the property as listed on the deed) located at:

211 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: W M White

Date: 11/10/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4:</p> <p>Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j.</p> <p>Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby. <i>If owner is responsible then they can put whatever fence they chose since they are paying! plastic fence!</i></p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas. <i>Low maintenance fence!</i></p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<p>Assessments Page 6. Item 18.b. <i>absolutely not! I take care of my unit for 30 years - no way!</i></p> <p>Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board. <i>??</i></p>

NO

I have taken care of my tenants + all paper work to the CMA for years - I will not pay to rent my unit of 30 years - I'm a Resistor of 32 years! No way!

VOTE		Proposed Changes to Bylaws
Yes	No	<p>Restrictions on Leasing of Units by Owners Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments. <i>I do the paper work - Unfair after 30 years - I do your work!</i></p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments. <i>no Assessment fees for my job - PLEASE - Have rental permit -</i></p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes. <i>I do it the right way!</i></p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy. <i>all my tenants have copies of restriction + Regulations - Always have done this, its in my lease too.</i></p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

NO

NO

Realtor for 32 years! I am aware of these restrictions for my tenants. I have been in Compliance with CM A for years - I've written leases on my unit for 30 years - all tenants have copy of Rules + Regs - always have done this! Always rent for 12 months!

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

NO fees please plus fences, plus maintenance fees - 7?

SECTION 5 - HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

This unit is my retirement. Have to have income from unit - I'm grandfathered in - Have permit -

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Gail Thebus (name of legal owner of the property as listed on the deed) located at:

212 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Gail Thebus

Date: 11/22/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

218

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Fences and Gates Page 4. Item 8. i. and j. Purpose of change: To remove the Association's responsibility for fence and gate repair and replacement and to ensure that our monthly assessments remain consistent with assessments of similar properties in other sections of comparable age in River Plantation.</p> <p>Current: i. All fences and gates, carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all fences and gates, carport and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Proposed: i. All carports and the outside of the storage areas are considered common elements, for the purpose of maintenance and repairs and shall be the responsibility of the Association ; however, all carports and the outside of the storage areas are for the exclusive use of the Owners benefitted thereby.</p> <p>j. All fences, gates, terraces or patios provided that each Owner whose unit has sole access to said areas have an easement for the exclusive use thereof, and each such fence, terrace, etc. shall be common element restricted to the sole use of the Owner whose unit has, sole access thereto. The unit owner who has exclusive use of these limited common elements shall be responsible for the maintenance and replacement of said areas.</p> <p>Any subsequent reference to fences and gates as an Association responsibility will be removed from the Master Deed and/or Bylaws.</p>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Assessments Page 6. Item 18.b. Purpose of change: To add a subsection that will allow charges to homeowners who rent out their units for the purpose of paying costs associated with enforcing the section of the bylaws that limit the number of rental units on the property. These costs pertain only to homeowners who do not live on the property and rent their homes out to others.</p> <p>Proposed: Add Subsection (iii) As more particularly set forth in the By-laws of the Association, and subject to the limitations and restrictions set forth in those By-laws, rental of Units is permitted. Notwithstanding the provisions of Subsections (i) and (ii) of this Article, units which are rented in any year are subject to additional assessment in order to absorb the costs and expenses of administering the rental restriction policy which has been, or will be, adopted by the Association. The amounts of such rental-unit assessments are to be determined by the Board of Directors, and may be changed from time to time, all within the reasonable discretion of the Board.</p>

VOTE		Proposed Changes to Bylaws
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5 Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following: Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board. If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>

The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.

The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.

The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.

A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6) grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, Matthew (name of legal owner of the property as listed on the deed) located at

218 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I have durable power of attorney (enclosed) on behalf of the legal owner of said property in River Plantation Section Two.

Signed: Matthew

Date: 12/12/17

Required Attachment: Durable Power of Attorney if signed by a representative of the homeowner

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 1

VOTE		Proposed Changes to Master Deed
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<p>Tennis Courts Page 2. Item 4: Purpose of change: To allow the Association to remove the tennis courts and replace with green space or other amenities to be determined in the future.</p> <p>Current: . . . There is a Club House, swimming pool, two tennis courts, two children's playgrounds, a picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat.</p> <p>Change: . . . There is a Club House, swimming pool, playground, picnic area, lawns, drives, open parking areas and sidewalks as shown on attached Plat</p> <p>All subsequent reference to tennis courts shall be removed in this and any other sections of the Master Deed and/or Bylaws.</p>
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VOTE		Proposed Changes to Bylaws
Yes	No	<p><u>Restrictions on Leasing of Units by Owners</u> Page 17; Article VII, Sections 4 and 5</p> <p>Purpose of change: To better clarify Rental Restrictions for the legal protection of the Association as well as protections for owners who lease their units under the provisions of the policy.</p> <p>Proposed: Article VII, Sections 4 and 5 will be deleted in their entirety and replaced with the following:</p> <p>Section 4. Restriction on Leasing of Units by Owners: In order to protect and enhance the property value and resale value of the Units, not more than fifteen (15%) percent of the units may be leased at any one time. (This limitation shall, however, be subject to hardship exceptions, as set forth in Article VII, Section 5, below). Any Unit Owner wishing to lease his unit shall give notice and make application to the Board of Directors (or its designated Agent or Committee), on a form prescribed by the Board for such purpose. If, at the time of such application, the maximum number of units is already leased (or approved for lease), the unit owner wishing to lease his unit is to be placed (or given the opportunity to be placed) on a "waiting list" administered by, or on behalf of, the Board.</p> <p>If the Board (or its designated Agent or Committee) determines, upon proper application, that the applicant should be entitled to lease the subject unit to the proposed Tenant, it shall grant approval in writing by issuance of a "Rental Permit" to the Unit Owner. Denial of a Rental Permit, when determined to be appropriate, shall also be issued in written form.</p> <p>Owners leasing a unit must provide the Board (or its designated Agent or Committee) with the name(s) and a working telephone number of each tenant, and a copy of the signed Lease. The Lease must contain a clause stating that the tenant(s) have been given, by the Landlord, a copy of the Master Deed, By-laws and Rules and Regulations of the Association, and an acknowledgement that the tenant(s) have agreed to abide by all of the conduct and usage provisions of all of those documents.</p> <p>No Lease will be approved for an initial term of less than six (6) months nor any term longer than one (1) year. Extensions and renewals of approved leases may be accomplished without any new application for Permit, upon the following conditions: (1) prior written notice must be given to the Association and (2) no extension or renewal may be for a term in excess of one (1) year.</p> <p>Rental Permits shall be approved or denied, administered, and enforced by the Board of Directors (or its designated Agent or Committee), in accordance with a "Rental Restriction Policy" which is enacted by the Board and promulgated to the Unit Owners.</p> <p>The Rental Restriction Policy shall include a provision for assessment against units which are rented, and personally against the owners of those units, to cover the cost of administration of the Policy. All such assessments shall be enforceable in the same manner as general and special assessments.</p> <p>The Rental Restriction Policy may also include provisions for monetary fines to be levied against Unit Owners who allow occupancy by tenants without issuance of a Rental Permit. Any such fines shall constitute assessments against the relevant Unit and shall be the personal liability of the Unit Owner, and any such fines shall be enforceable in the same manner as general and special assessments.</p> <p>The Board shall be afforded broad discretion in the adoption, administration and enforcement of the Rental Restriction Policy in order to carry out its purposes.</p> <p>The Rental Restriction Policy may be amended from time to time by the Board, with promulgation of each amendment to the Unit Owners. The Board shall be afforded broad discretion in the adoption of amendments to the Rental Restriction Policy.</p> <p>A unit shall not be considered as being "rented," and no Rental Permit shall be required, if the unit is to be principally occupied by an "immediate family member" of the unit owner. "Immediate family member" shall be defined as a (1) parent, (2) sibling, (3) child by blood, adoption or marriage, (4) spouse, (5) grandparent, or (6)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

November 2017

River Plantation Section Two

Proxy Vote and Affidavit

Page 3

grandchild. The definition of "immediate family member" may be broadened in appropriate circumstances in the reasonable discretion of the Board. Notwithstanding the foregoing, if occupancy by an immediate family member (or anyone else) is pursuant to any rental agreement (written or non-written) which will, or might, confer taxable income upon the Unit Owner, such occupancy shall be fully subject to the Rental Restriction Policy and shall require application for a Rental Permit as though no family relationship were present.

SECTION 5 – HARDSHIP RENTAL PERMITS: Upon demonstrated, significant hardship conditions, units may be rented even though such rental would result in overall rental occupancy in excess of the fifteen (15%) percent limitation set forth in Section 4, above. A pre-condition of such hardship rental shall be application to the Board (or its designated Agent or Committee) for issuance of a "Hardship Rental Permit," and the approval/acceptance of such application. Financial hardship, alone, shall not entitle a Unit Owner to be granted a Hardship Rental Permit. Standards for the issuance of Hardship Rental Permits shall be incorporated in the Rental Restriction Policy, as outlined in Section 4 of this Article, and the Board shall be afforded broad discretion in the determination of such standards. Units rented pursuant to Hardship Rental Permits may be assessed in the same manner as units rented under "regular" Rental Permits.

Please complete and mail this document prior to December 18, 2017 to River Plantation Section Two, 224 Plantation Court, Nashville TN 37221.

Proxy Vote and Affidavit

I, JUDITH LAMBERT (name of legal owner of the property as listed on the deed) located at:

219 Plantation Court, do hereby declare under penalty of perjury, that I am the legal owner of said property in River Plantation Section Two, or I legally represent the legal owner of said property.

Signed: Judith Lambert

Date: 11/19/17

Required Attachment(s): If signed by a representative of the homeowner, or if the name of the homeowner is different from the name of the deed, one or more of the following attachments must be provided:

- Durable Power of Attorney naming the individual above as the homeowner's legal representative
- Documentation of Change of Name on Deed (as a result of marriage or other reason)
- Certificate of death of homeowner and documentation of assignment of Executor of the Estate
- Documentation of new deed due to transfer of ownership of the home during the assigned voting period

Karen Johnson Davidson County
Batch# 1213850 DEEDMAST
12/10/2024 02:55:30 PM 5 pgs
Fees: \$27.00 Taxes: \$0.00
20241210-0095977

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
Attorney – Quinton Horner
204 S. 11th St.
Nashville, TN 37206

**THIRD AMENDMENT TO THE MASTER DEED
ESTABLISHING A HORIZONTAL PROPERTY REGIME OF
RIVER PLANTATION SECTION TWO, A CONDOMINIUM**

THIS THIRD AMENDMENT TO THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF RIVER PLANTATION SECTION TWO, A CONDOMINIUM (the “Third Amendment”) is entered into and made effective as of the 10th day of December, 2024, by River Plantation (Section Two), Inc. (the “Association”).

WITNESSETH:

WHEREAS, Haury & Smith Contractors, Inc, (the “Developer”), previously established certain covenants, conditions, and restrictions for property located in Davidson County, Tennessee, pursuant to the Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Two) (the “Original Master Deed”) of record in Book 4661, Page 334 in the Register’s Office for Davidson County, Tennessee (the “Register’s Office”) by which the Developer created the River Plantation (Section Two) Subdivision (hereinafter referred to as “River Plantation Section Two” or the “Subdivision”); as amended and restated by the certain Amended and Restated Master Deed Establishing a Horizontal Property Regime of River Plantation Section Two, a Condominium, of record in Instrument No. 20120828-0077603, in said Register’s Office (the “First A&R Master Deed”); and as further amended and restated by the certain Second Amended and Restated Master Deed Establishing a Horizontal Property Regime of River Plantation Section Two, a Condominium, of record in Instrument No. 20180522-0048991, in said Register’s Office (the “Second A&R Master Deed”); the Original Master Deed, together with the First A&R Master Deed and the Second A&R Master Deed may be collectively referred to herein as the “Master Deed”); and

WHEREAS, pursuant to Paragraph 13 of the Master Deed, the Master Deed may be amended pursuant to an instrument in writing, approved by Owners representing at least sixty-seven percent (67%) of the total units in the Association;

WHEREAS, it is specifically noted that this Subdivision was created prior to adoption of the Tennessee Condominium Act of 2008 and has not previously, nor via adoption of this Third Amendment, elected to be governed by the Tennessee Condominium Act of 2008; and

WHEREAS, by their signature below, the Secretary of the Association certifies at least sixty-seven percent 67% of the Members approved by submission of written ballots that the Master Deed shall be modified as set forth herein.

NOW, THEREFORE, Section 8 of the Master Deed is deleted and replaced with the following text:

8. Common Elements and Limited Common Elements.

Part One - Common Elements. The common elements consist of the entire property, including all parts of the buildings, other than the interior of each unit described in Section 6 of this Master Deed and including, without limitation, the following:

- (a) The land
- (b) All foundations, columns, girders, beams and supports

- (c) All roofs, all exterior walls of the building not including the portions thereof on the unit side of the dry-wall or the portions between the unit sides of walls and partitions between units and the portions between room walls where walls are within a unit. The unit owner shall be responsible for the maintenance and or replacement of doors and windows on the exterior walls. The unit owner shall be deemed to own and shall have the exclusive right to paint, repaint, tile, paper or otherwise refinish and decorate the inner surfaces of the walls, floors, ceilings, windows, and doors bounding his unit. The owner shall not be deemed to own the utilities (without limitation) running through his unit which are utilized for, or serve more than one unit, except as a right in common to share the same with the other owners.
- (d) Any halls, corridors, lobbies, sidewalks, stairs, stairways and entrances to and exits from any building, but only if in a common area and not within the boundaries or perimeter of any unit.
- (e) All yards, gardens, swimming pool areas and facilities for the swimming pool, all open parking and driveway areas are common elements in common and the club house, picnic area, children's playgrounds, and sidewalks.
- (f) All compartments or installations of central services such as power, lights, telephones, gas, cold and hot water, reservoirs, tanks, pumps, air-conditioning, incinerating, air handling equipment, and all other mechanical installations and appurtenances thereto and space therefore whether located in common areas or in units.
- (g) All sewer pipes excluding pipes defined as limited common elements as set forth in Part Two, Section (b) hereinbelow.
- (h) All fences and gates, carports, and the outsides of the storage areas are considered common elements for the purpose of maintenance and repair and shall be the responsibility of the Association; however, all fences, gates, carports and the outsides of the storage areas are for the exclusive use of Owners benefitted thereby.

Part Two – Limited Common Elements. Limited Common Elements are defined as those common elements which are reserved for the use of a certain apartment or apartments to the exclusion of the other apartments, and include, without limitation, the following:

- (a) All utility lines which serve only one (1) unit.
- (b) Fresh water and wastewater “connector” lines, to the extent that they carry fresh or wastewater to or from a single unit but not as part of a “main” line. Accordingly, where ever such “connector” line benefits only one (1) of the units within a building, it is “limited” as to that unit. To the extent that any fresh or wastewater line is designed to carry fresh or wastewater to or from multiple units, such portion of the line is deemed to be a general common element.
- (c) HVAC (heating, ventilating, and cooling/air conditioning) condensing equipment which serves only one (1) unit.
- (d) Party walls between units and concrete block walls between unit terraces shall be limited common elements of the respective units which they abut and shall be a shared expense to maintain and replace between unit owners.
- (e) All terraces or patios which serve individual units.
- (f) Roofs of unit patios or terraces.
- (g) Shrubbery, plantings, and any other landscaping within patio or terrace areas.

All other provisions of the Master Deed remain in full force and effect.

IN WITNESS WHEREOF, this instrument is hereby executed on the 2 day of December, 2024.

RIVER PLANTATION (SECTION TWO), INC.

By: Art Valentine
Art Valentine, President

STATE OF TENNESSEE

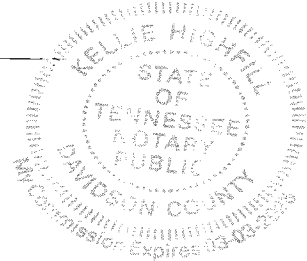
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Art Valentine, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of River Plantation (Section Two), Inc., a Tennessee nonprofit corporation, and is authorized to execute this instrument on behalf of River Plantation (Section Two), Inc.

Sworn to and subscribed before me this 2nd day of December, 2024.

Kellie Highfill
Notary Public

My commission expires: 3/3/25



**AFFIDAVIT OF AFFIRMATIVE VOTE FOR AMENDMENT
BY
SECRETARY OF RIVER PLANTATION (SECTION TWO), INC.**

The undersigned, Claud Porter, Secretary of River Plantation (Section Two), Inc., certifies and affirms that, in accordance with Section 13 of the Master Deed, this Third Amendment has passed in accordance with the requirements thereof. Witness my signature this 10th day of December 2024.

RIVER PLANTATION (SECTION TWO), INC.

By: Claud Porter
Claud Porter, Secretary

STATE OF TENNESSEE

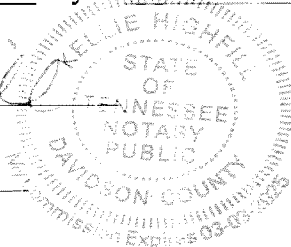
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Claud Porter, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Secretary of River Plantation (Section Two), Inc., a Tennessee nonprofit corporation, and is authorized to execute this instrument on behalf of River Plantation (Section Two), Inc.

Sworn to and subscribed before me this 10th day of December, 2024.

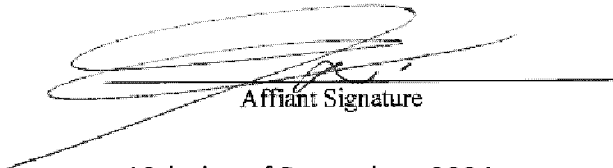
Kellie Highfill
Notary Public

My commission expires: 3/3/25



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 2, 2024.


Affiant Signature
10th day of December, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of December, 2024


Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

