



Tom Leatherwood

Shelby County Register

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 11067849 07/18/2011 - 10:45 AM	
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LAKECIA 858156-11067849	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

FOURTH AMENDMENT TO THE MASTER DEED
FOR
THE LYNTON SQUARE CONDOMINIUM ASSOCIATION, INC.

- I) The members of The Lynton Square Condominium Association, Inc., a condominium owner's association, hereby adopt the following amendment to the Master Deed, of record at K6-5650, as previously amended at Instrument Numbers L4-8438, L8-1726, and 03057818. This Fourth Amendment, upon being validly approved by the members by the procedures in effect for amending the Master Deed and By-Laws before adoption of this Fourth Amendment, shall take effect at the time of recordation with the Shelby County Register of Deeds.
- II) This Amendment was validly proposed and adopted by a duly constituted and certified quorum of the members of The Lynton Square Condominium Association, Inc. At least two-thirds (2/3 or 66.67%) of the co-owners of Lynton Square Condominium Association, Inc., have voted to approve this Amendment in accordance with the amending provisions of the Master Deed and By-Laws.
- III) Article XXVI of the Master Deed is hereby amended as follows in order to reduce the number of votes needed to amend the Master Deed.
- IV) This amendment deletes in its entirety paragraph number 2, the initial paragraph of paragraph number 3 of Article XXVI of the original Master Deed, (as previously amended by paragraph number 2 of the Third Amendment to the Master Deed of Lynton Square Condominiums (formerly Graham Oaks Condominiums), of record at Instrument Number 03057818), and the paragraph number 2 of that amendment. Paragraph 2 and the initial paragraph of paragraph 3 of the original Master Deed, and paragraph 2 of the Third Amendment are replaced with the following provision:
 - (2)(a) The members may amend the Master Deed at any meeting of the members provided that at least ten (10) days but not more than thirty (30) days notice is provided to all the members. The notice must include a legible word-for-word copy of the proposed amendment. Providing that the meeting is conducted in compliance with this amended Article XXVI, the members voting may adopt the amendment as written or any modification of that proposed amendment dealing with the same subject matter.
 - (2)(b) The proposed amendment must be approved by a majority of the members of the entire Board of Directors or by at least twenty percent (20%) of the votes that may be cast for election of the board of directors. The notice of the proposed amendment must include the signatures of the approving persons approving the proposal.
 - (3) To amend the Master Deed, a quorum must be certified before or after the meeting as required by this Master Deed and the By-Laws. The number of votes necessary to approve the amendment must be equal to or greater than two-thirds (2/3) of the votes certified as cast at the meeting. The presence for a quorum and the vote of any unit owner not present at the meeting may be certified by that unit owner's subsequent ratification by the procedure authorized by Article II, Paragraph 8 of the By-Laws, which procedure is hereby incorporated by reference.

- (4) As provided by the Revised Horizontal Property Act, Tenn. Code Ann. § 66-27-409 (2010), no quorum shall be effective to permit any amendment of the Master Deed unless the number of votes cast in person, by proxy, or by ratification is equal to or greater than twenty percent (20%) of the total number of units.
- (5) The following special quorum and amendment rules of sub-paragraphs 3(a), 3(b), and 3(c) of the original Master Deed are not changed by this amendment, but are renumbered as sub-paragraphs 5(a), 5(b), and 5(c).
- (V) Article IX, paragraph 3 of the By-Laws, as previously amended by paragraph 3 of the Third Amendment to the Master Deed at Instrument Number 03057818, is hereby amended to require that any amendment of the By-Laws occur in the same manner and by the same procedure and vote proportions, for amending the Master Deed as set forth in Paragraph IV of this Fourth Amendment to the Master Deed. The limits applicable to such amendments of the Master Deed as recognized in such Paragraph IV shall apply to any amendment of the By-Laws.

These Amendments are hereby ratified and adopted at the meeting of the Council of Owners, conducted this (day of week) MONDAY, the (day of month) 11 day of (month) JULY, 2011.

A quorum being established, the vote on the Amendments was certified as being 25 in favor and 0 in opposition.

Edward T. Ordman
Secretary of the Meeting

David Street
President of the Board of Directors

STATE OF TENNESSEE)
COUNTY OF SHELBY)

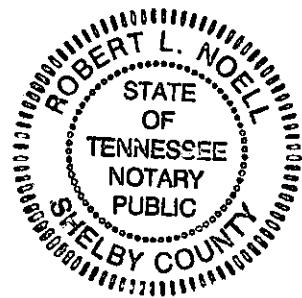
Personally appeared before me, the undersigned State of Tennessee Notary Public, DAVID STREET, President and EDWARD ORDMAN Secretary, each officers of The Lynton Square Condominium Association, Inc., a non-profit corporation duly formed and existing under the laws of the State of Tennessee, with each of whom I am personally acquainted (or who each proved to me on the basis of satisfactory evidence), and who each acknowledged that he/she, on behalf of the corporation and being duly authorized so to do, executed the within instrument as the free act and deed of the Corporation for the purposes therein contained.

WITNESS my hand and seal, this 11 day of JULY, 2011.

Robert L. Noell
State of Tennessee Notary Public
My Commission Expires: _____ **MY COMMISSION EXPIRES APRIL 3, 2013**

STATE OF TENNESSEE)

The Lynton Square Condominium Association, Inc.
- Fourth Amendment to Master Deed and By-Laws



COUNTY OF SHELBY)

Personally appeared before me, the undersigned State of Tennessee Notary Public, DAVID STREET, President and EDWARD ORDMAN Secretary, the within named persons, with each of whom I am personally acquainted, (or who each proved to me on satisfactory evidence) and who each acknowledged that each of them executed this record of the actions of the members of The Lynton Square Condominium Association, Inc for the purposes of amending the Master Deed of the Association, and that the records of such action are true and correct and have been set down in the records of the corporation.

WITNESS my hand and seal, this 11 day of July, 2011.



State of Tennessee Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES APRIL 3, 2013

