

**Bethany Springs Condominium
Homeowners Association, Inc**

**Amendment to Rule 2, Community Landscaping Regulations and Guidelines
October 12, 2023**

(Bold, underlined italicized sections are the changes that were approved at the Special Meeting held on October 12, 2023 by a majority vote of over 50% of the membership present or voting by proxy.)

WHEREAS, the Master Deed of the Bethany Springs Condominium establishes that the property shall be administered by an Association of Homeowners known as The Bethany Springs Condominiums Homeowners Association, Inc. and referred to as the Association.

WHEREAS, the Association shall have, perform, and fulfill the powers, duties and responsibilities required under the Master Deed, and the By-Laws (of the Association) and the Tennessee Horizontal Property Act.

WHEREAS, the Association shall elect pursuant to the By-Laws, an Administrative Board to serve as the governing body of the Association.

WHEREAS, the By-Laws require the Board to, among other things, use assessments collected to maintain, care for and preserve the units and condominium property. Additionally, to adopt rules and regulations pursuant to Article IX of the By-Laws.

NOW, THEREFORE, BE IT RESOLVED THAT the latest Rule 2 be amended to read as follows:

Section 11. Unit owners are responsible for the maintenance and upkeep of all added landscape features to the sides and backs of their units. This includes flower beds, shrubs, mulch, trees and patio floor tiles.

Section **12**. RECOMMENDED plants to add to gardens (at discretion of homeowners):