

FIRST AMENDMENT TO THE \* UNITED STATES OF AMERICA  
 DECLARATION CREATING AND \*  
 ESTABLISHING CONDOMINIUM PROPERTY \* STATE OF LOUISIANA  
 REGIME \*  
 \* PARISH OF ORLEANS  
 FOR NASHVILLE PLACE CONDOMINIUMS \*  
 \* CITY OF NEW ORLEANS  
 BY \*  
 \*  
 NASHVILLE PLACE CONDOMINIUM \*  
 ASSOCIATION, INC. \*  
 \*  
 \*\*\*\*\*

BE IT KNOWN, that on the 11<sup>th</sup> day of June, 2020,

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the State and Parish hereinabove set forth, and in the presence of the undersigned competent witnesses, personally came and appeared:

**NASHVILLE PLACE CONDOMINIUM ASSOCIATION, INC.**, a Louisiana non-profit corporation, domiciled in the Parish of Orleans, organized and established per Articles of Incorporation, filed in the office of the Louisiana Secretary of State on May 25, 2006; represented herein by its duly authorized President, Shawn McGibney, pursuant to corporate resolutions, an original of which is annexed hereto as Exhibit "A" and made a part hereof;

Mailing Address: c/o GNO Property Management, LLC  
826 Union Street, Suite 200  
New Orleans, LA 70112

Taxpayer ID No.: XX-XXX1666

(hereinafter, the "Association")

who declared unto me, Notary, that:

WHEREAS, Nashville Place Condominiums was established by Declaration Creating and Establishing Condominium Property Regime for Nashville Place Condominiums, dated February 25, 2006, registered on April 13, 2006, under Notarial Archives No. 2006-11611, at Conveyance Instrument No. 321229 of the Conveyance Records of Orleans Parish, Louisiana ("the Condominium Declaration"); and

WHEREAS, the Board of Directors and the Unit Owners have approved an amendment to the Condominium Declaration as set forth below.

NOW THEREFORE, pursuant to ARTICLE XIV (AMENDMENT) of the Condominium Declaration, the Association and the Unit Owners hereby amend, modify and restate the following provision of the Condominium Declaration as set forth below.

1. ARTICLE VIII (LEASES AND CONVEYANCES), Section 3 (Leases) is amended to read as follows:

3. Leases. Any lease or sublease of a Unit must be in writing. Any such lease or sublease of a Unit shall be for a period of not less than one (1) year and shall include a provision that the lessee or sublessee agrees to abide by and comply with all of the terms and



Chalsey Richard Napoleon  
CLERK OF CIVIL DISTRICT COURT  
INST #: 2020-21627 06/19/2020 02:50 41 PM  
TYPE: A CONDO DEC 5 P(15)  
CINH: 675029

restrictions of the Condominium Declaration and the Rules and Regulations of the Association. An executed counterpart of such lease or sublease shall be delivered to the Association prior to commencement of occupancy by any tenant or subtenant thereunder.

Notwithstanding the foregoing, a Unit Owner may use his or her Unit for an air-bed and breakfast or similar purpose. However, if so used, the maximum number of guests allowed shall not exceed two (2) guests per unit, and guests may not stay in excess of thirty (30) consecutive days. Moreover, prior to or at check-in, guests must sign a written document promulgated by the Association, agreeing to abide by all of the terms and conditions of the Association's Rules and Regulations to the extent applicable to the guests. Moreover, the use of any Unit for an air-bed and breakfast or similar purpose must fully comply with any and all applicable laws, ordinances and/or regulations of the City of New Orleans and/or its agencies.

In all other respects, the Condominium Declaration and exhibits attached thereto remain unchanged and in full force and effect except as supplemented herein.

The Association requests the Clerk of Court and Ex-Officio Recorder for the Parish of Orleans, State of Louisiana, to make note in her computer and/or in the margin of this First Amendment, the Condominium Declaration, registered under Notarial Archives No. 2006-11611, at Conveyance Instrument No. 321229 of the Conveyance Records of Orleans Parish, Louisiana.

**THUS DONE AND PASSED** in the City of New Orleans, State of Louisiana, on the date hereinabove set forth, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

NASHVILLE PLACE CONDOMINIUM  
ASSOCIATION, INC.

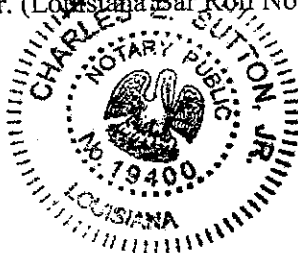
David Mintz  
Print Name: David Mintz  
Vicky Tate  
Print Name: Vicky Tate

By: Shawn McGibney  
Shawn McGibney, President

Charles E. Sutton, Jr.  
NOTARY PUBLIC  
Charles E. Sutton, Jr. (Louisiana Bar Roll No.: 19400)

EXHIBITS:

- A - Resolutions
- B - Affidavit of Secretary



**CERTIFIED RESOLUTIONS OF THE BOARD OF DIRECTORS OF  
NASHVILLE PLACE CONDOMINIUM ASSOCIATION, INC.**

The following resolutions were adopted by the Board of Directors of Nashville Place Condominium Association, Inc, a Louisiana non-profit corporation (the "Association") by unanimous consent, and in accordance with the provisions of the Louisiana Business Corporation Law they approved the following:

**BE IT RESOLVED**, that it was unanimously approved to submit a proposed amendment for the requisite approval of the Unit Owners to amend the Declaration Creating and Establishing Condominium Property Regime for Nashville Place Condominiums (the "Condominium Declaration") in certain respects, including amending and modifying the following section thereof: (1) ARTICLE VIII (LEASES AND CONVEYANCES), Section 3 (Leases). In addition, it was unanimously approved to allow for and include absentee voting by ballot.

**BE IT FURTHER RESOLVED**, that Shawn McGibney, the Association's duly authorized President, is hereby authorized, empowered and directed, for and on behalf of the Association to execute the First Amendment to Declaration Creating and Establishing Condominium Property Regime for Nashville Place Condominiums, which amends certain Articles and/or Sections of the Condominium Declaration in order to effectuate any of the amendments as set forth above.

**BE IT FURTHER RESOLVED**, that Shawn McGibney, the Association's duly authorized President, is further authorized and empowered to do such other acts for the Association that he or she considers appropriate in order to effectuate the matters described herein.

**CERTIFICATE**

I, David Mintz, do hereby certify that I am the Secretary of Nashville Place Condominium Association, Inc. ("the Association") and that the above and foregoing is a true, correct and exact copy of the resolutions which were adopted by the Association at a special meeting of the Board of Directors held on March 11, 2020, and that said resolutions have not been modified, amended or rescinded and are now in full force and effect.

New Orleans, Louisiana, this 11 day of June, 2020.

By: \_\_\_\_\_

David Mintz, Secretary

**AFFIDAVIT**

**BEFORE ME**, the undersigned Notary Public, personally came and appeared:

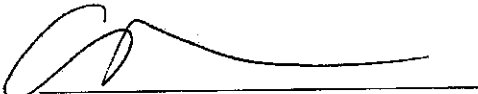
David Mintz

who, after being duly sworn, did depose and state:

I, David Mintz, Secretary of Nashville Place Condominium Association, Inc. ("the Association"), hereby attest that the Unit Owners owning not less than sixty-six and two thirds (66 2/3%) percent of the aggregate percentage of votes of the Association approved this First Amendment to the Declaration Creating and Establishing Condominium Property Regime for Nashville Place Condominiums, as previously amended.

  
David Mintz

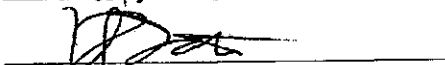
First Witness' Signature:



First Witness' Printed Name:

Shaw McLiborn

Second Witness' Signature:



Second Witness' Printed Name:

Vicky TARC

SWORN TO AND SUBSCRIBED

BEFORE ME THIS 11<sup>th</sup> DAY

OF JUNE, 2020.

  
NOTARY PUBLIC

Print Name: Charles E. Sutton, Jr.

Bar Roll/Notary ID No.: Louisiana Bar No. 19400

My commission expires: At my death

(SEAL)



1340 Poydras Street, 4th Floor  
New Orleans, Louisiana 70112



Land Records Division  
Telephone (504) 407-0005

**Chelsey Richard Napoleon**  
Clerk of Court and Ex-Officio Recorder  
Parish of Orleans

**DOCUMENT RECORDATION INFORMATION**

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Recording Date: 6/19/2020 02:30:41 PM

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Addtl Titles Doc Types:

Conveyance Instrument Number: 675029

Filed by: SUTTON LAW FIRM  
59284 WEST HARBOR LANE

LACOMBE, LA 70445

**THIS PAGE IS RECORDED AS PART OF YOUR DOCUMENT AND  
SHOULD BE RETAINED WITH ANY COPIES.**



Devin Davis, Deputy Clerk  
A True and Correct Copy  
Chelsey Richard Napoleon, Clerk, Civil District Court