

This instrument was prepared by:  
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217 E. Broadway Ave.  
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Phyllis Lee Crisp, Register  
Blount County Tennessee  
Rec #: 662831  
Rec'd: 10.00 Instrument #: 989867  
State: 0.00  
Clerk: 0.00 Recorded  
Other: 2.00 7/23/2024 at 3:15 PM  
Total: 12.00 in  
Record Book 2781 Pgs 521-522

**AMENDMENT TO DECLARATION OF RESTRICTIONS FOR  
LOOK ROCK ESTATES SUBDIVISION AND MISTY  
RIDGE SUBDIVISION**

This Amendment to the Declaration of Restrictions for Look Rock Estates Subdivision and Misty Ridge Subdivision (“Amendment”) is made and entered into based on the vote of at least 75% of the Owners in Look Rock Estates and Misty Ridge who are subject to the Restrictive Covenants originally of record in Miscellaneous Record Book 161, Page 639 in the Register’s Office for Blount County, Tennessee, as amended (“Restrictive Covenants”). The vote on the Amendment was taken by the Look Rock Estates-Misty Ridge HOA (“Association”).

**WITNESSETH:**

THAT WHEREAS, the Restrictive Covenants provide in Article 21 that they be amended by a vote of at least 75% of the Owners subject to the Restrictive Covenants; and

WHEREAS, at least 75% of the Owners have voted in favor of adding the following provision to the Restrictive Covenants as a new Paragraph 24 to prohibit short-term rentals; and

WHEREAS, this Amendment is not intended to change the identity of the Lots subject to the Restrictive Covenants which shall remain the same after this Amendment is adopted and recorded and as they were before this Amendment was adopted and recorded; and

WHEREAS, these new provisions shall take effect upon recording; and

NOW THEREFORE, the Restrictive Covenants are hereby amended as follows:

Section 24. Short-Term Rentals. Short-term rental of any structure or residence on any Lot is prohibited. Short-term rental is defined as a rental or lease with a term of less than 180 days. This section is intended to prohibit the use of any Lot for rental through Airbnb, VRBO, or any and all competing or like entities by rental, or individuals directly in any and all forms, or type of short-term rentals with, or without, a centralized marketing platform. An Owner engaged in a short-term rental of a Lot as of the day of the recording of this Amendment shall be allowed to continue such use only until the expiration of the term of any such lease(s) existing and fully executed as of the date of the recording of this Amendment, and no further. No lease term extensions are permitted. Nothing in this

Section 24 shall affect the rights of the Owners of Lots 14 and 26 in Look Rock Estates where bed and breakfast operations are permitted.

By signing below the duly elected President of the Association certifies that a vote was taken of all the Lot Owners with one (1) vote per Lot, and that the above Amendment was approved by at least 75% of all Lot Owners. The records of such votes are in the books and records of the Association.

It is so certified.

**LOOK ROCK ESTATES-MISTY RIDGE HOA**

BY:   
JEFF LONG

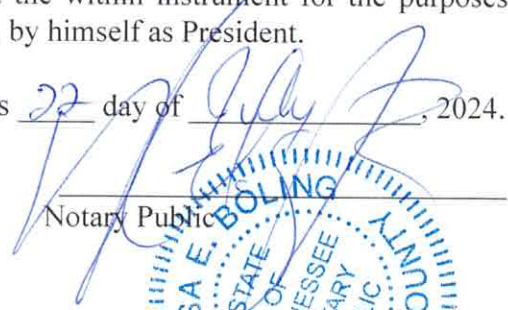
ITS: PRESIDENT

STATE OF TENNESSEE    )  
COUNTY OF BLOUNT    )

Before me, a Notary Public in and for said County, personally appeared JEFF LONG, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Look Rock Estates-Misty Ridge HOA, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office this 22 day of July, 2024.

My Commission Expires:  
12-27-2025

  
Notary Public

