

This Instruments Prepared By: Frank B. Bird, Attorney
100 N. Court Street
Maryville, Tennessee 37804

Misty Ridge/639
RECEIVED
FEB - 8 1999
10:42 AM

DECLARATION or RESTRICTIONS
FOR LOOK ROCK ESTATES
SVBDIVISION, LOTS 1-30
AND
MISTY RIDGE SUBDIVISION, LOTS
1-5

WHEREAS, the undersigned, James J. Mathis, Jr. (being the same person as James L. Mathis, Jr.) , Martha C. Mathis Kutz (formerly Martha C. Mathis) , and Sandra L. Mouron and husband, David C. Mouron, Sr. are the owners of certain tracts or parcels of property located in the seventh (7th) Civil District of Blount County, Tennessee, and more particularly described as 100K ROCK ESTATES SUBDIVISION (Lots T thru 30) and MISTY RIDGE SUBDIVISION (Lots 1 thru 5) as shown in Map Files 1513 A&B and 1514A in the Register's Office for said County.

NOW THEREFORE, James J. Mathis, Jr. (being the same person as James L. Mathis, Jr.) , Martha C. Mathis Kutz (formerly Martha C. Mathis) , and Sandra L. Mouron and husband, David C. Mouron, Sr. , hereinafter referred to as "%Devel0pers", DO RESTRICT THE USE OF ALL INCLUDED IN SAID SUBDIVISIONS AS BY SAID PLATS or SAID SUBDIVISIONS AND PLACE UPON SAID PLATS or IAND THE FOLLOWING COVENANTS AND RESTRICTIONS ro RUN WITH THE TITLE or THE SAID LAND AND THE GRANTEE OF DEED WHICH CONVEYS ANY LOT CONTAINED ON EITHER OF SAID PLATS SHALL DEEMED BY THE ACCEPTANCE OF SAID DEED TO AGREE TO ALL SUCH COVENANTS AND RESTRICTIONS AND TO HAVE COVENANTED AND OBSERVE, COMPLY WITH AND BE BOUND BY ALL SUCH COVENANTS AND RESTRICTIONS all as set forth below;

1. RESIDENTIAL USE. All lots shall be used only for residential purposes; PROVIDED, Lots 14 and 26 in Look Rock Estates may be used for the operation of a commercial bed and breakfast facility; no other commercial activity shall be permitted on any lot, and no bed and breakfast operation shall be conducted on any lot except Lots 14 and 26.
2. EASEMENTS. Easements of five (5) feet in width are reserved along all interior lot lines and ten (10) feet on all exterior lot lines for the installation and maintenance of utilities and for drainage.
3. MINIMUM BUILDING SET BACK FROM ROAD. No building or z structure of any nature shall be located on any lot closer than fifty-five (55) feet from the center line of the road right of way on which said lot fronts,
4. SUB-DIVISION RODS ARE PRIVATE. All roads within each said subdivision are and shall be and remain privately owned and privately maintained by the property owners of said subdivision as hereinafter provided.
5. PROPERTY OWNERS' ASSOCIATION AND ROAD MAINTENANCE OBLIGATIONS: By accepting a deed conveying a lot or lots in either of said subdivisions, the grantee(S) in said deed acknowledge that such grantee(s) thereby becomes obligated to become a member of the Rock Estates - Misty Ridge property Owners Association. This Association is and shall be a not-for-profit organization composed of the

owners of the lots in said subdivisions, having a President, a Secretary, and a Treasurer. The Association shall have at least one (1) meeting of the membership each year. The Association's responsibilities shall include the maintenance and repair of the private roadways in said subdivisions, together with its proportionate share of the maintenance and repair of that portion of Chilhowee Trail which connects said subdivisions . In addition, by accepting such a deed, such grantee (s) acknowledge (s) and assumes a pro-rata responsibility for the maintenance and repair of the private roadways which provide access to and from said subdivisions and the nearest public road (Turkey Pen Road) ; provided, each such grantee-lot owner's responsibility at all times shall be limited to (a) one-half (1/2) of the amount assessed the individual lot owners whose property utilizes the Chilhowee Trail for access to and from said public road; (such assessments are made by Chilhowee Mountain Estate Lot Owners Association One) one-half (1/2) of the amount assessed the individual lot owners whose property utilizes Cascade Lane and Eagle Ridge for access to and from said public road (such assessments are made by Chilhowee Mountain Estate Lot Owners Association Two) [as of 1998, each of said Associations require an annual payment of One Hundred Fifty (\$150.00) Dollars from each lot owner; said amount is subject to adjustment in the year 2000. Thus, the foregoing provisions would require each lot owner in these subdivisions to pay \$75.00 to each of said Associations as such lot owner's share of maintaining the access road which is maintained by each Association]. The aforesaid Look Rock Estates Misty Ridge Property Owners Association shall periodically set and assess road maintenance fees to be paid by each lot owner-member of the Association. Further, the Look Rock Estates-Misty Ridge Property Owners Association is empowered to collect these fees (the initial amount of such assessments is set forth below at \$300.00 per lot) together with the amounts due the aforementioned Chilhowee Mountain Estates Lot Owners Associations and to pursue all legal rights for nonpayment of such fees and charges, including the filing of a lien against any lot for any unpaid amount, all as set forth below. The initial bylaws of said Property Owners Association shall initially be as follows:

BYLAWS
OF
LOOK ROCK ESTATES-MISTY RIDGE
PROPERTY OWNERS' ASSOCIATION

Section 1. "Association" shall mean and refer to Look Rock Estates-Misty Ridge Property Owners Association, a non-profit organization.

Section 2 . The common elements shall consist of the private roadways as shown on the recorded plats for Look Rock Estates Subdivision and for the Misty Ridge Subdivision and all private access roads which service said subdivisions .

Section 3. Every person or entity who is the owner of a fee or an undivided fee interest in any lot in either of said subdivisions is subject to these covenants and restrictions of record and therefore subject to an assessment by the Association and shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. In the event that a lot is owned by more than one person, the co-owners shall designate one of them to be the representative to the Association. [In the event that any lot is further subdivided in accordance with the applicable restrictions the owner of each such subdivided lot shall become a member of the Association, and shall be subject to these same rules.]

Section 4. All members are subject to the payment of such annual and special assessments as may from time to time be levied by the Association, the obligation of which assessments is imposed against each owner of a lot and shall become a lien upon the lot against which such assessments are made; road maintenance charges may be levied by a simple majority vote; other charges require a two-thirds majority.

Section 5. The owner of any lot, by acceptance of the deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association: (1) initially annual assessments or charges for road maintenance of roads within and which connect said Look Rock Estates and Misty Ridge subdivisions an amount of at least Three Hundred (\$300.00) Dollars per year for Look Rock Estate lot owners, and One Hundred (\$150 00) Dollars for Misty Ridge lot owners this percentage differential in payments must continue to be maintained between the lot owners in the two subdivision] ; (2) special assessments for capital improvements, and other non-road upkeep items as may from time to time be levied by the Association; and (3) such owner's obligations to the aforementioned Chilhowee Mountain Estate Lot Owners Associations One and Two. A late payment penalty of five percent (5%) per month shall be added to the original assessment if not paid within thirty (30) days of the date of the adoption of the assessment . Said annual assessments, special assessments and obligations, together with such interest thereon and costs of collection thereof as may be hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the lot against which each such assessment is made. The lien imposed by this section shall be inferior to any mortgage properly recorded at the time the lien is created and shall not be binding on innocent third parties until recorded in the Register's Office for Blount County. 'Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall

also be the personal obligation of the person(s) who was (were) the owner(s) of such property at the time the assessment was levied.

Section 6. The Association shall have one (1) class of voting membership. Each lot shall have one vote in the Association.

Section 7 . The officers of the Association shall be a president, a secretary and a treasurer, and any other officers which the Association may choose to elect.

All officers shall be members of the Association. The officers shall be chosen by a majority vote of the Association members. All officers shall hold office at the pleasure of the Association.

The president shall preside at all meetings of the Association.

The secretary shall record the votes and keep the minutes of all proceedings in a book to be kept for that purpose.

The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by the Association.

Section 8. There shall be no changes/ amendments in the above Bylaws except by the affirmative vote of three-fourths (3/4th) of all the members of the Association.

6. ARCHITECTURAL REVIEW COMMITTEE. There is hereby established an Architectural Review Committee to be composed of five (5) members; initially they shall be appointed by the Developers; after the Association has at least ten (10) members, the Association shall elect said Committee members for such term as the Association sees fit. All plans and specifications for the construction of any improvement on any lot shall be submitted in writing to the Architectural Review Committee, in care of the then current chairman of said Architectural Review Committee.
7. CONSTRUCTION SUBJECT TO ARCHITECTURAL REVIEW. All plans for dwellings, garages, outbuildings, fences, or any other improvement whatsoever, proposed to be erected in said subdivision shall be submitted to the aforesaid Architectural Review Committee for review and approval. Said Committee hereinabove defined shall be directed by the overall purposes, specifications and restrictions imposed herein and applicable hereto, and all applicable state and local agencies taking into consideration the topography of each lot and the adaptability of the proposed structure for said lot. A lot owner shall submit two (2) sets of his proposed plans and specifications to the Architectural Review Committee conforming to the requirements of the Committee and shall secure a receipt therefore from the

Committee. Approval shall be given or denied or additional information requested within fourteen (14) days of the date such plans and specifications are submitted. Said fourteen (14) day period shall begin to the date of the receipt given by the Committee for said plans and specifications. One set shall be kept by said Committee and the other set shall be returned to the lot owner. Failure of the Committee to respond in writing within said fourteen (14) days to those who submit such plans and specifications shall be deemed as an approval of said proposed structure.

8. FURTHER SUBDIVISION. Any platted lot of ten (10) acres or more may be subdivided; provided, each such subdivided lot shall contain at least five(5) acres. [As indicated above the owner(s) of each such subdivided lot shall be obligated to become a member of the said Association, pay the required road maintenance obligations set forth hereinabove.]
9. UNDERGROUND UTILITIES IN LOOK ROCK ESTATES. All utilities in Look Rock Estates Subdivision shall be placed underground. This shall include all main utility lines and all service lines to service individual lots within the platted subdivision.
10. SECURITY LIGHTS. No twenty-four (24) hour security lights shall be permitted on any lot. This, however, does not prohibit motion detector lights.
11. EXTERIOR CONSTRUCTION. It is the intent of the Developers for all homes shall blend as much as possible with the mountain terrain. Therefore, exteriors (including roofs) are to be earth tone colors which are to be approved by the Architectural Review Committee If vinyl siding is used for exterior, only half of the exterior can be covered with vinyl siding. The dwelling roof pitch cannot be less than 8/12.
12. DWELLING OR BUILDING SIZE. The floor area of the main structure of a one (1) story dwelling and for split level dwellings Shall be not less than 1600 square feet. The total floor area of the main structure of a dwelling of more than one (1) story shall be not less than 2200 square feet, of which the ground floor shall be not less than 1200 square feet. The size of each structure must meet with the approval of the Architectural Review Committee.
13. MINIMUM BUILDING SETBACK FROM PARK BOUNDARY. Lots 26, 27, 28 and 29 border the Great Smoky Mountains National Park. No structure may be constructed on Lot 26, closer than twenty-five (25) feet to said Park Boundary nor closer than one hundred (100) feet on Lots 27, 28, and 29.
14. REMOVAL or TREES IN LOOK ROCK ESTATES [ONLY], In order to preserve the natural beauty of Look Rock Estates, it is necessary to regulate the removal of trees therein. The owners shall be permitted to remove any tree on their respective lots that are necessary for the construction of any approved structure, a driveway thereto and for a septic field. Further, the owner may remove any tree which is dead or poses a danger to the owner, a neighbor, or to the public in general. In the event it becomes apparent to the owner that a tree is dead or imposes a present danger, it may be removed immediately.

No deciduous tree with a base tree diameter of six (6) inches or greater may be removed unless: (1) it is dead or poses a danger to the owner, a neighbor, or the public in general, or (2) the owner first receives written permission from the Architectural Review Committee to remove said tree, which permission shall be granted if the Committee reasonably concludes that it interferes significantly with the reasonable development if a septic field, deck, dwelling, driveway, patio, walkway and/pr view from the dwelling. The Developers shall be entitled to remove any trees which they deem appropriate prior to the sale of any lot.

The removal of evergreen trees shall be permitted, and the removal of all other coniferous trees shall be permitted, However, the owner shall be required to replace every five (5) coniferous trees with a base diameter of six (6) inches or greater with one deciduous tree somewhere on the lot.

15. ANIMALS. No pigs, chickens or other fowl may be kept on any lot. Horses and cattle are permitted, however, no more than one horse or cow per acre shall be allowed.

16. PETS. Dogs, cats, and other household pets in reasonable numbers are permitted provided they are not kept, bred or maintained for commercial purposes or sale.

17. JUNK VEHICLES. No junk cars, trucks, or other vehicles being repaired, restored or for sale, or vehicles without current license plates shall be permitted on the premises. No vehicle parts shall be kept on the premises except inside a garage.

18. OCCUPATION OF DWELLING. No dwelling shall be occupied until outside has been completed. No basement shall be occupied until upper levels of house are completed.

19. TRASH, JUNK AND GARBAGE. No portion of the property shall be used for the dumping or burying of trash, junk or garbage or any kind.

20. NO ACCESS TO ADJOINING FOOTHILLS WILDLIFE MANAGEBENT AREA. The Foothills Wildlife Management Area is located adjacent to Look Rock Estates Subdivision. No lot may be used to access said Area and no lot may be used as a parking/staging area to access said Area.

21. AMENDMENTS TO COVENANTS. These restrictions may be amended by seventy-five (75%) percent majority of all of the lot owners of said Subdivisions; provided, however, the restrictions relative to the obligations to pay toward the costs of the maintenance of the aforementioned private roadways may be amended only with the approval of the Blount County Regional Planning Commission; provided, further, any amendment affecting the use of the two (2) lots on with bed and breakfast operations are permitted [Lots 14 and 26 in Look Rock Estates] shall require a one hundred (100%) percent vote of all of said lot Owners.

IN WITNESS WHEREOF, we have set our hands and seals on this _____, 1999.

James J. Mathis, Jr.
JAMES J. MATHIS, JR.

the _____ day of

Martha C. Mathis Kutz
MARTHA C. MATHIS KUTZ

Sandra L. Mouron
SANDRA L. MOURON

David Mouron, Sr.
DAVID E. MOURON, SR.

This Instrument Prepared By;
James Rickman, Attorney
618 S. Washington
Maryville, TN 37804

AMMENDMENT TO
RESERCTIONS FOR LOOK ROCK ESTATES SUBDIVISION , LOTS 1-30

AND MISTY RIDGE SUBDIVISION, LOTS 1-5

WHEREAS, the undersigned, JAMES L. MATHIS, JR, (being the same person as JAMES L. MATHIS, JR.) {s the Developer of certain tracts or parcels of property located in the 7th Civil District of Blount County, Tennessee, and more particularly described as LOOK ROCK ESTATES SUBDIVISION, (Lots 1 thru 30) and MISTY RIDGE SUBDIVISION (Lots 1 thru 5) , as shown in Map Files 1513A, 1513B and 1514A in the Register' s Office for said County.

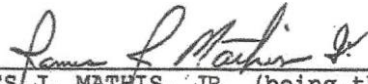
NOW THEREFORE, JAMES L. MATHIS, JR. (being the same person as JAMES L. MATHIS, JR.) hereinafter referred to as "Developer" c does hereby amend the restrictions of record in Misc. Book 161, Page 639 in the Register's Office for Blount County, Tennessee, as follows;

BYLAWS OF LOOK ROCK ESTATES-MISTY RIDGE PROPERTY OWNERS ASSOCIATION -- SECTION 5 IS HEREBY AMENDED TO READ AS FOLLOWS:

Section 5, The owner of any lot, in Windy Mountain Subdivision, by acceptance of the deed therefore, whether or not it shall be so _ expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association; (1) initially annual assessments or charges for road maintenance 0\$ roads within and which connect said Look Rock Estates and Misty Ridge Property Owners Association in an amount of at least \$500.00 per year for Windy Mountain Subdivision lot owners with \$450.00 being paid to Look Rock and Misty Ridge and \$25.00 being paid to Chilhowee Mountain Estates and \$25 e 00 being paid to Eagle Ridge Association; (2) special assessments for capital improvements and other non-road upkeep items as may from time to time be levied by the Association; and

(3) such owner's obligations to the aforementioned Windy Mountain Subdivision Lot Owners Associations. A late payment penalty of five percent (5%) per month shall be added to the original assessment if not paid within thirty (30) days of the date of the adoption of the assessment. Said Annual assessments, special assessments and obligations, together with such interest thereon and costs of collection thereof as may be hereinafter provided, shall be a charge on the land and shall be a continuing lien on the lot against which each such assessment is made. The lien imposed by this section shall be inferior to any mortgage properly recorded at the time the lien is created and shall not be binding on innocent third parties until recorded in the Register's Office for Blount County. Each such assessment, together with such interest thereon and costs of collection thereof as hereinafter provided, shall also be the personal obligation of the person(s) who was (were) the owner(s) of such property at the time the assessment was levied. Look Rock Estates establishes that it will maintain subject road past Lot No, 24 thru the end of Windy Mountain Subdivision property.

IN WITNESS WHEREOF, we have set our hands and seal on this the 28th day of June 2004.



 JAMES J. MATHIS, JR. (being the same
 Person as JAMES L. MATHIS, JR.)

Perry H. Whaley, Register
 Blount County, Tennessee

Doc #:	270781	Instrument #:	414237
Rec'd:	15.00	Recorded at:	6/30/2004 at 4:08 pm
Order:	0.00	In Record Book	
Book:	2.00		
Page:	17.00		
Total:			

Pgs. 774-775

Rec #:

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This Instrument Prepared
By:
James Rickman, Attorney
618 S. Washington
Maryville, TN 37804
Penny H Whaley, Register
Blount County Tennessee

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tate: Clerk: o:oo
Recorded
EDP: 2.00 2/25/2005 at 3:06PM
Total: 17.00 in
Record Book 2046 2656-2658

AMENDMENT TO
RESTRICTIONS FOR LOOK ROCK ESTATES SUBDIVISION, LOTS 1-30
AND
MISTY RIDGE SUBDIVISION, LOTS 1-5

WHEREAS, the undersigned, JAMES J. MATHIS, JR. (being the same person as JAMES L. MATHIS, JR.) is the Developer of certain tracts or parcels of property located in the 7th Civil District of Blount County, Tennessee, and more particularly described as LOOK ROCK ESTATES SUBDIVISION, (Lots 1 thru 30) and MISTY RIDGE SUBDIVISION (Lots 1 thru 5) , as shown in Map Files 1513A, 1513B and 1514A in the Register's Office for said County.

NOW THEREFORE, JAMES J. MATHIS, JR. (being the same person as JAMES L. MATHIS, JR.) hereinafter referred to as " Developer" does hereby amend the restrictions of record in Misc. Book 161, Page 639 AND in Misc. Book 2017, page 774 in the Register's Office for Blount County, Tennessee, as follows:

RESTRICTIONS OF LOOK ROCK ESTATES-MISTY RIDGE PROPERTY OWNERS ASSOCIATION - NUMBER FIVE(5) PROPERTY OWNERS ASSOCIATION AND ROAD MAINTENANCE OBLIGATIONS IS AMMENDED TO READ AS FOLLOWS:

All private roadways in the subdivision along with private roads and adjoining property such as Chilhowee Trail to Chilhowee Mountain Trail, Look Rock Crest Drive and Little Doubles Road, shall be regularly maintained by the Association as reasonably necessary, including without limitation: (1) Prevention and repair of bumpiness and/or "washboard" effect, (2) prevention and repair of any potholes, (3) prevention and

repair of any ruts caused by use or water run off , (4) maintenance of a good and sufficient base of gravel, (5) prevention and repair of any effects of erosion that reduces the width of such road, and(6)removal of any impairments or hazards to travel, such as fallen rock, fallen trees or any other obj etc. that may damage an automobile or inhibit movement on such road. The road condition Is still bound and limited by the money that we collect.

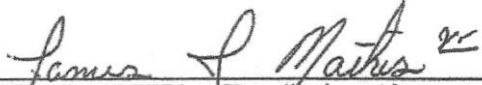
NUMBER ELEVEN (11) EXTERIOR CONSTRUCTION IS HEAEBY AMENDED TO ADD THE FOLLOWING VERBAGE:
Gates in front of driveways need to be wrought iron with stone columns and need to be submitted to the association for approval before installing.

AN ADDITIONM TO THE RESTRICTIONS WILL BE LISTED AS NUMBER TWENTY-TWO (22) OF THE Restrictions:

WIND GENERATORS, CELL PHONE TOWERS, SHORT WAV ANTENNAS: No Wind Generators, Cell Phone Towers, CB Short Wave Antennas of any sort will be allowed and shall be prohibited.

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IN WITNESS WHEREOF, we have set our hands and seal on this the 23rd day of February, 2005.

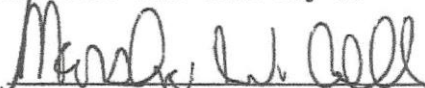


JAMES J. MATHIS, JR. (Being the same
Person as JAMES L. MATHIS, JR.)

STATE of TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, the undersigned authority, a Notary Public in and of said State and County, the within named bargainer, JAMES J. MATHIS, JR. (being the same person as James L. Mathis, Jr.) whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23RD day of
FEBRUARY, 2004.


NOTARY PUBLIC

My commission expires:
11-02-2007



FEBRUARY 2004.

This instrument was prepared by: Melanie E.
Davis, Esq.
Kizer & Black Attorneys, PLLC 217 E. Broadway
Ave.
Maryville, TN 37804

Phyllis Lee Crisp, Register
Blount County Tennessee

Rec # 655190

Rec d:20 . 00Instn.ment # : 980026
State :0 . 00
Clerk :0 . 00 Recorded
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Record Book 2765 Pgs 590-593

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 was dated 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 new Paragraphs 22 and 23; 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 as of recording; and

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

SECTION 22. Road Construction Impact Fee. A Road Construction Impact Fee (hereinafter "Road Fee") is hereby adopted for all new construction of homes (not remodels of existing homes or reconstruction of damaged or destroyed completed homes) on lot subject to these Restrictive Covenants. The Road Fee is intended to offset damage done to private

roads in the community caused by heavy equipment and loads used in construction.

To maintain the infrastructure and road integrity of the HOA roads, the Road Fee shall be contractually sought from all property owners that adjoin and use any of the Association privately maintained paved roads for all "new home construction" whether they are bound by these Restrictive Covenants or not, in exchange for use of these private roads.

The initial amount of the Road Fee is \$10,000.00, and this amount shall be paid in full to the Association from the lot owner prior to the Architectural Review Committee approving any building or construction plans for a lot as set forth in Article 7. The Road Fee will increase each year on January 1, starting on January 1, 2025, by 2% over the prior year's amount.

The Road Fee will be allocated to repaving and repairing the private roads in the community that the Association has a responsibility to maintain and repair. The Road Fee will be returned to the owner who paid the fee if construction has not commenced within one (1) year after approval is granted for the construction. Upon return of the Road Fee, all approvals of plans related to the lot will be revoked and cancelled.

The Road Fee will not cover the following damage done by an owner or his family, agents, or contractors: 1) visible damage to the road such as damage to the entry gate, guard rails, culverts, ditches, mirrors, or reflectors; 2) edge pavement damage caused by trucks or equipment driving on the road edge; 3) pavement damage at the point of the driveway attachment. If repair work is needed, the owner will be advised of problems and will promptly repair the damaged road or infrastructure. The actual cost to repair and replace those items will be paid by such owner upon submission of an invoice by the Association, or it will be added to the assessment due by the

lot owner responsible and will be collected in the same manner as annual assessments.

SECTION 23. Additional Rules Relating to Roads or Construction. The following will not be allowed on the private roads in the community unless prior written approval is obtained from the Association: 1) metal tracks on equipment; 2) tractor trailer rigs over 50 feet in length; or 3) road shutdowns for over 30 minutes without prior approval. Permission may be obtained from the Association's Road Committee if one has been appointed.

Heavy equipment weighing over 30,000 pounds, including but not limited to dump trucks and cement trucks, will not be allowed on Buck Hollow Road unless permission is given by the Association in writing. Permission may be obtained by the Association's Road Committee if one has been appointed.

If applicable, county permits must be obtained for all construction projects in the community approved by the Architectural Review Committee. Copies of permits must be displayed at the construction site. Copies of the permits must be provided to the Architectural Review Committee prior to commencement of construction.

Plans stamped by an engineer licensed in the State of Tennessee must be provided to the Architectural Review Committee prior to approval of any construction that affects any road, right of way, drainage facility or culvert.

Lot owners will also be responsible for ensuring that there are no fires or burns to dispose of construction waste. Any burning of trees or other underbrush must be done in accordance with state and local regulations and always monitored and completely extinguished.

If any of the above requirements or other requirements of the Architectural Review

Committee are not met, the Association will inform the owner of the issue. If not timely remedied the Association will 1) cancel and revoke all approvals of plans related to the lot, with no refund given of the Road Fee, and 2) assess damage cost to be paid by the Owner. These costs will be invoiced along with the annual assessment and collected in the same manner as annual assessments.

By signing below, the duly elected President of the Association certifies that a vote was taken on the lot owners, with one 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:

ITS: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF BLOUNT)

Before me, a Notary Public in and for said County, personally appeared JIM HAIDER, 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.

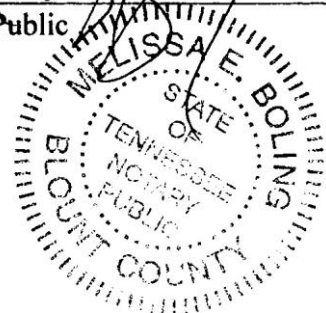
WITNESS my hand and official seal at office _____ day of February, 2024.
this

My Commission Expires: _____

Melissa E. Boling
Notary Public

BY: JIM HAIDER
JIM HAIDER

12-27-009 S



Melanie E. Davis, Esq.
Kizer & Black Attorneys, PLLC
217 E. Broadway Ave.
Maryville, TN 37804

Phyllis Lee Crisp, Register Blount County
Tennessee
Rec # : 662831
Rec ' d: 10 . 00 Instrument # :
989867
S tate : 0.00
Clerk : 0.00 Recorded
Other : 2.00 7/23/2024 at
3:15 PM
Total : 12.00 in
Record Book

This instrument was prepared by:
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: [Signature]
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 bargainer, 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.

the within instrument for the purposes by himself as President.

22 day of July, 2024.

WITNESS my hand and official seal at office this My Commission Expires:

12-27-2025

[Signature]
Notary Public

