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PREPARED BY:
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Attorneys at Law
2112 North Roan Street
Johnson City, Tn 37601

SECOND SUPPLEMENTAL DECLARATION TO MASTER DEED
ESTABLISHING HORIZONTAL PROPERTY REGIME
LIMITED EDITION CONDOMINIUMS

THIS SUPPLEMENTAL DECLARATION, made and entered into on this 7th
day of August, 1989, by WALTER E. TITTLE, SR. and WALTER E. TITTLE, JR.,
hereinafter called "Developer";

WITNESSETH:

WHEREAS, Developer has heretofore executed a Master Deed Establishing
Horizontal Property Regime Limited Edition Condominiums dated July 15, 1988, and
recorded in Deed Book 660, page 639, Register's Office for Washington County,
Tennessee; and,

WHEREAS, the Developer did reserve in said Master Deed the right at their
sole option to extend the declaration to include as additional sections of development
the tract or parcel of land described in Exhibit B of said declaration as future
development; and,

WHEREAS, Developer desires to submit the land described in Exhibit A hereof
together with said condominium units and all structures, improvements and other
permanent fixtures now or hereafter erected thereon and all rights and privileges
belonging or in anyway appertaining thereto to the Horizontal Property Regime
Limited Edition Condominiums and submitting said tract to all the terms, conditions,
covenants and restrictions as set out in said Master Deed by the adoption of same in
full, together with the By-Laws of the Counsel of Co-Owners as set out therein
together with any amendments thereto, if any;

NOW, THEREFORE, by virtue of the authority expressly reserved unto the
Developer in Master Deed Establishing Horizontal Property Regime Limited Edition
Condominiums dated July 15, 1988, and recorded in Deed Book 660, page 639,
Register's Office for Washington County, Tennessee, the Developer does hereby extend
the declaration as set out in said Master Deed as follows:

1. The Developer does hereby submit all land, buildings and other
improvements located on the condominium property designated as Section 3 described
in Exhibit A attached hereto and as depicted on map or plat of record in the
Register's Office for Washington County, Tennessee in Plat Book 9, page 481, as a

condominium project and a Horizontal Property Regime as authorized by the Horizontal Property Act and submit said land to all the terms, conditions, covenants and restrictions as set out in Master Deed establishing Horizontal Property Regime Limited Edition Condominiums dated July 15, 1988, and recorded in Deed Book 660, page 639, Register's Office for Washington County, Tennessee by the adoption of same in full along with the By-Laws of the Counsel of Co-Owners as set out therein, together with the amendments thereto, if any.

2. The land described in Exhibit A hereto as Limited Edition Condominiums, Section 3 is owned by the Developer in fee simple and the buildings situated on said land embrace the area and include the units and common areas as shown on the condominium plat of survey as of record aforesaid.

3. Exhibit C to the Master Deed Establishing Horizontal Property Regime Limited Edition Condominiums dated July 15, 1988 of record in Deed Book 660, page 639, Register's Office for Washington County, Tennessee, sets forth the unit pro-rata share of expenses and assessments and percentage interest in common elements. The Developer is in the process of or has now constructed twenty seven (27) units and Exhibit C to the Master Deed pursuant to the authority granted the Developer therein is by this Supplemental Declaration modified and amended so as to correctly reflect the unit pro-rata share of expenses and assessments and percentage interest in Common Elements as follows:

<u>UNIT NO.</u>	<u>SECTION</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
32	1	3.703%
34	1	3.703%
36	1	3.703%
38	1	3.703%
40	1	3.703%
42	1	3.703%
44	1	3.703%
46	1	3.703%
48	1	3.703%
14	2	3.703%
16	2	3.703%
18	2	3.703%
20	2	3.703%
22	2	3.703%
24	2	3.703%
26	2	3.703%
28	2	3.703%
30	2	3.703%
50	3	3.703%
54	3	3.703%
56	3	3.703%
58	3	3.703%
60	3	3.703%
62	3	3.703%
64	3	3.703%
66	3	3.703%
68	3	3.703%

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The percentage of interest in the Common Elements so allocated to the respective units are based on relative valued arbitrarily assigned by the Developer to each unit solely for this purpose, and such values do not necessarily reflect or represent the selling price or actual value of any unit, and regardless of the price for which any unit may be sold or re-sold or the actual value of any unit, and regardless of any other matter, such percentage of ownership in the Common Elements allocated to each unit shall remain fixed and constant and the same cannot be changed except by the written consent of each and every owner and mortgagee of a unit in this Condominium Project, duly executed, acknowledged and filed for record as a partial amendment to this Master Deed, save and except it is expressly stipulated and agreed that if Developer shall exercise the option provided herein to include as additional sections of development the tract or parcel of land described in Exhibit B as "Future Development" that as to these same units the percentage of ownership in the Common Elements shall be as follows:

<u>UNIT NO.</u>	<u>SECTION</u>	<u>PERCENTAGE INTEREST IN COMMON ELEMENTS</u>
32	1	2.5%
34	1	2.5%
36	1	2.5%
38	1	2.5%
40	1	2.5%
42	1	2.5%
44	1	2.5%
46	1	2.5%
48	1	2.5%
14	2	2.5%
16	2	2.5%
18	2	2.5%
20	2	2.5%
22	2	2.5%
24	2	2.5%
26	2	2.5%
28	2	2.5%
30	2	2.5%
50	3	2.5%
54	3	2.5%
56	3	2.5%
58	3	2.5%
60	3	2.5%
62	3	2.5%
64	3	2.5%
66	3	2.5%
68	3	2.5%

Should the Developer construct less than the 31 additional units as contemplated on the tract or parcel of land described as "Future Development" in Exhibit B to Master Deed, then in such event the percentage interest in the Common Elements of each unit owner will be that percentage interest of One Hundred (100%) percent divided by the total number of units constructed.

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IN WITNESS WHEREOF, the Developer has executed this Supplemental Declaration on this the 7th day of August, 1989.

Walter E. Tittle Sr.
WALTER E. TITTLE, SR.

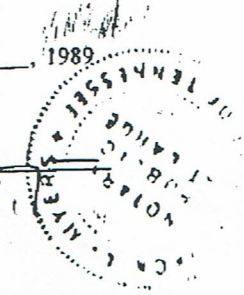
Walter E. Tittle Jr.
WALTER E. TITTLE, JR.

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned authority, a notary public, in and for the State and County aforesaid, WALTER E. TITTLE, SR. and WALTER E. TITTLE, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of August, 1989.

[Signature]
Notary Public



My commission expires:
1-30-91

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EXHIBIT A

SECTION 3
LIMITED EDITION CONDOMINIUMS DESCRIPTION

Deed Reference: Deed Book 660, page 639

THE SUBJECT PROPERTY SITUATE, LYING AND BEING IN THE TENTH (10th) CIVIL DISTRICT OF WASHINGTON COUNTY, JOHNSON CITY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin in the Southwesterly corner of lot 17 of Towne Acres Subdivision, Section III, Block C, and in the Northeasterly line of lot 7 of Towne Acres Subdivision, Section II, Block C; thence with the rear divisional lines of lots 17 and 18 and a part of lot 19 and the tract of land herein conveyed North 53 degrees 59 minutes East 254.29 feet, corner to Limited Edition, Section I (plat Book 9, page 399); thence with the line of Limited Edition, Section I, South 34 degrees 54 minutes 08 seconds East 264.29 feet to an iron pin in the Northerly line of Sterling Circle; thence with the Northerly line of Sterling Circle, South 55 degrees 05 minutes 52 seconds West 92.24 feet to a point; thence with a curve to the right having a radius of 28 feet and a length of 43.98 feet to a point on the Easterly side of Sterling Court North; thence with the Easterly side of Sterling Court North, North 34 degrees 54 minutes 08 seconds West 69.80 feet to a point; thence with a curve having a radius of 20 feet and a length of 15.13 feet to a point; thence continuing with a curve having a radius of 20.4 feet and a length of 111.30 feet to a point; thence continuing with a curve having a radius of 20 feet and a length of 15.13 feet to a point in the Southwesterly side of Sterling Court North; thence with the Southwesterly side of Sterling Court North South 34 degrees 54 minutes 08 seconds East 137.30 feet to a point in the Southwesterly side of Sterling Circle; thence with the Southwesterly side of Sterling Circle as same curves into Glen Dale Drive said curve having a radius of 25 feet and a length of 39.27 feet to a point in the Westerly line of Glen Dale Drive; thence with the westerly line of Glen Dale Drive South 55 degrees 05 minutes 52 seconds West 85 feet to a point; thence North 34 degrees 54 minutes 08 seconds West and with the rear lines of lots 9, 8 and 7, in part of Towne Acres Subdivision, Section II, Block C, 323.84 feet to the point of BEGINNING. The foregoing calls and distances taken from a map or plat of survey by K. M. Adams, RLS #528, of Clark and Associates, Inc. bearing date February 28, 1989 and of record in the Register's Office for Washington County, Tennessee in Plat Book 9, page 481. Together with such streets, road and easements as shown on said map or plat herein referred to.

STATE OF TENNESSEE WASHINGTON COUNTY
Received for Record, the 9 day of August, A.D., 1989
at 12:15 o'clock P M. Noted in Book 49 Page 12
and recorded in Deed Book 660 Page 639
State Tax \$0.00 Clerk's Fee \$0.00 Recording Fee \$20.00
Total \$ 20.00 Receipt No. 203374 CHARLES R. BEARD, Reg.
By Jana Duncan Deputy