

PREPARED BY:  
JACK L. MYERS & ASSOCIATES  
Attorneys at Law  
2112 North Roan Street  
Johnson City, Tennessee 37601

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

THIS SUPPLEMENTAL DECLARATION, made and entered into on this 26th day of November, 1990, 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

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ASSOCIATES  
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SUITE 700  
HOLMES FEDERAL BLDG.  
2112 NORTH ROAN ST.  
JOHNSON CITY, TN 37601

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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 4, Limited Edition Condominiums 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 10, page 63, 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, of any.

2. The land described in Exhibit A hereto as Limited Edition Condominiums Section 4 is owned by the Developer in fee simple and the building situated on said land embrace the areas and includes the units and common areas as shown on the condominium plat or survey of record aforesaid.

3. Exhibit C of 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 and amendments thereto set 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 Thirty One (31) 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	2.6316
34	1	2.6316
36	1	2.6316
38	1	2.6316
40	1	2.6316
42	1	2.6316
44	1	2.6316
46	1	2.6316
48	1	2.6316
14	2	2.6316
16	2	2.6316
18	2	2.6316
20	2	2.6316
22	2	2.6316
24	2	2.6316
26	2	2.6316
28	2	2.6316
30	2	2.6316
54	3	2.6316
56	3	2.6316
58	3	2.6316
62	3	2.6316
64	3	2.6316
66	3	2.6316
68	3	2.6316
2	4	2.6316
4	4	2.6316
6	4	2.6316
8	4	2.6316
10	4	2.6316
12	4	2.6316

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 mortgage 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 of the Master Deed 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	2.6316
34	1	2.6316
36	1	2.6316
38	1	2.6316
40	1	2.6316
42	1	2.6316
44	1	2.6316
46	1	2.6316
48	1	2.6316
14	2	2.6316
16	2	2.6316
18	2	2.6316
20	2	2.6316
22	2	2.6316
24	2	2.6316
26	2	2.6316
28	2	2.6316
30	2	2.6316
54	3	2.6316
56	3	2.6316
58	3	2.6316
62	3	2.6316
64	3	2.6316
66	3	2.6316
68	3	2.6316
2	4	2.6316
4	4	2.6316
6	4	2.6316
8	4	2.6316
10	4	2.6316
12	4	2.6316

Should the Developer construct less 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 (100.00%) percent divided by the total number of units constructed.

IN WITNESS WHEREOF, the Developer has executed this Supplemental Declaration on this the \_\_\_\_\_, day of \_\_\_\_\_, 1990.



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

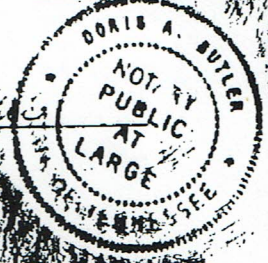
STATE OF TENNESSEE  
COUNTY OF WASHINGTON

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 29th day of November, 1989.

Doris A. Butler  
Notary Public

My Commission expires:  
1-30-91



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EXHIBIT B

**SECTION 4  
LIMITED EDITION CONDOMINIUMS DESCRIPTION**

Deed Reference: Deed Book 660, Page 639

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

BEGINNING at an iron pin in the southeasterly side of Glen Dale Drive a 28 foot wide street where same enters Galen Drive a 50 foot wide right of way; thence with the Southeasterly side of Galen Drive North 55 degrees 05 minutes 52 seconds East 85.0 feet to a point; thence with a curve to the right as Galen Drive curves into Sterling Circle said curve having a radius of 25 feet a length 39.27 feet to a point on the southerly side of Sterling Circle; thence with the southerly side of Sterling Circle South 34 degrees 54 minutes 08 seconds East 49.00 feet to a point; thence continuing with a curve having a radius of 52.00 feet and a length of 81.68 feet to a point; thence continuing on the southerly side of Sterling Circle North 55 degrees 05 minutes 52 seconds East 113.33 feet to a point; thence leaving Sterling Circle and on a bearing of South 34 degrees 54 minutes 08 seconds East 98.78 feet to a point; thence South 54 degrees 34 minutes 10 seconds West 259.42 feet to an iron pin in the line of Hermitage Manor; thence with the line of Hermitage Manor North 45 degrees 25 minutes 47 seconds West 87.16 feet to a point, corner to Lot 6, Block A of the Town Acres Subdivision, Section 2, thence North 34 degrees 54 minutes 08 seconds West 141.48 feet to the point of BEGINNING. Together with the streets or right of ways known as Glen Dale Drive, Sterling Circle, Platinum Court, Sterling Circle South, Sterling Circle North, and easements for public utilities. The foregoing calls and distances taken from a map or plat of survey by Clark & Associates Inc. K. M. Adams, RLS 528, bearing date July 7, 1990, recorded in Plat Book 10, Page 63, Register's Office for Washington County, Tennessee to which reference is here made.

STATE OF TENNESSEE WASHINGTON COUNTY

Received for Record this 29<sup>th</sup> day of NOV. A.D. 1990

at 3:30 P.M. and recorded in Deed Book 699 Page 283

Total \$ 2400

Receipt No. 222861

By Jandra Close Deputy