

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

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

THIS SUPPLEMENTAL DECLARATION, made and entered into on this  
29th day of November, 1991, by WALTER E. TITTLE, SR. and  
WALTER E. TITTLE, JR., hereinafter called "Developer";

W I T N E S S E T H:

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 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,

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& ASSOCIATES  
ATTORNEYS AT LAW  
SUITE 700  
HOME FEDERAL BLDG.  
2112 NORTH ROAN ST.  
JOHNSON CITY, TN 37601

buildings and other improvements located on the condominium property designated as Section 5, 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 278, 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 herein together with the amendments thereto, if any.

2. The land described in Exhibit "A", hereto as Limited Edition Condominiums Section 5 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-Five (35) 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	2.8571
34	1	2.8571
36	1	2.8571
38	1	2.8571



40	1	2.8571
42	1	2.8571
44	1	2.8571
46	1	2.8571
48	1	2.8571
14	2	2.8571
16	2	2.8571
18	2	2.8571
20	2	2.8571
22	2	2.8571
24	2	2.8571
26	2	2.8571
28	2	2.8571
30	2	2.8571
54	3	2.8571
56	3	2.8571
58	3	2.8571
62	3	2.8571
64	3	2.8571
66	3	2.8571
68	3	2.8571
2	4	2.8571
4	4	2.8571
6	4	2.8571
8	4	2.8571
10	4	2.8571
12	4	2.8571
1	5	2.8571
3	5	2.8571
9	5	2.8571
11	5	2.8571

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.

IN WITNESS WHEREOF, the Developer has executed this Supplemental Declaration on the date first above written.

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

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

3 empty lots:  
#58, #9, #11

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. TITLE, SR. and WALTER E. TITLE, JR., with whom I am personally acquainted (or proven 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 29<sup>th</sup> day of November, 1991.

Dawn G. Burton  
Notary Public



My commission expires:  
1-24-95



EXHIBIT "B"SECTION 5  
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, TENNESSEE, JOHNSON CITY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at a point at the intersection of the center line of Sterling Court North and Sterling Circle; thence with the center line of Sterling Circle North 55 degrees 05 minutes 52 seconds East 204.45 feet to a point in the center line of Sterling Circle and Platinum Court; thence with the center line of Sterling Circle in a Southerly direction a curve having a length of 28.4 feet to a point; thence continuing with center line of Sterling Circle South 34 degrees 54 minutes 08 seconds East 166.50 feet to a point in the center line of Sterling Circle and Sterling Court South; thence with the center line of Sterling Circle South 55 degrees 05 minutes 52 seconds West 162 feet to a point; thence continuing with the center line of Sterling Circle and on a curve having a central angle of 90 degrees, a radius of 40 feet and a length of 62.83 feet to a point; thence continuing with the center line of Sterling Circle North 34 degrees 54 minutes 08 seconds West 154.50 feet to the point of BEGINNING. The foregoing calls and distances taken from a map of plat of survey by Clark & Associates, Inc., K. M. Adams, RLS #528, bearing date September 20, 1991 whose address is P. O. Box 772, Johnson City, Tennessee, recorded in Plat Book 10, Page 278, Register's Office for Washington County, Tennessee.

State of Tennessee, County of WASHINGTON  
Received for record the 02 day of  
DECEMBER 1991 at 4:00 PM. (REC# 32  
Recorded in official records file  
Roll 3 Image 1681-1685  
State Tax \$ .00 Clerks Fee \$ .0  
Recording \$ 20.00, Total \$ 20.00,  
Register of Deeds CHARLES BEARD  
Deputy Register JACKIE BROYLES