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PREPARED BY:  
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FIRST SUPPLEMENTAL DECLARATION TO MASTER DEED  
ESTABLISHING HORIZONTAL PROPERTY REGIME  
LIMITED EDITION CONDOMINIUMS

THIS SUPPLEMENTAL DECLARATION, made and entered into on this 7<sup>th</sup>  
day of September, 1988, 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 2 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 408, 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 2 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 has now constructed eighteen (18) 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	5.555%
34	1	5.555%
36	1	5.555%
38	1	5.555%
40	1	5.555%
42	1	5.555%
44	1	5.555%
46	1	5.555%
48	1	5.555%
14	2	5.555%
16	2	5.555%
18	2	5.555%
20	2	5.555%
22	2	5.555%
24	2	5.555%
26	2	5.555%
28	2	5.555%
30	2	5.555%

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%

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.

IN WITNESS WHEREOF, the Developer has executed this Supplemental Declaration on this the \_\_\_\_ day of September, 1988.

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

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

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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 7 day of Sept, 1988.

*[Handwritten Signature]*  
Notary Public



My commission expires:

1-30-91

EXHIBIT A

SECTION 2  
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 a planted stone in the line of Elizabethton Federal Savings and Loan Association and corner to Chester Blankenship; thence with the line of Blankenship South 65 degrees 34 minutes 42 seconds West 125.00 feet to an iron pin; thence South 54 degrees 34 minutes 10 seconds West 121.84 feet to a point; thence North 34 degrees 54 minutes 08 seconds West 98.78 feet to a point in the southerly side of Sterling Circle; thence with the southerly side of Sterling Circle North 55 degrees 05 minutes 52 seconds East 121.47 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 curve having a radius of 24 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; thence South 55 degrees 05 minutes 52 seconds West 32.80 feet to a point; thence with a curve having a radius of 28 feet and a length of 43.98 feet to a point; thence North 34 degrees 54 minutes 08 seconds West 126.50 feet to a point; thence with a curve having a radius of 149.02 feet and a length of 72.57 feet to a point in Platinum Court; thence North 83 degrees 00 minutes East 116.72 feet to a point in the line of Our Savior Evangelical Lutheran Church; thence with the line of Our Savior Evangelical Lutheran Church South 04 degrees 16 minutes 54 seconds West 40.80 feet to a point; thence continuing with Our Savior Evangelical Lutheran Church line South 87 degrees 20 minutes East 156.48 feet to a planted stone, corner to Elizabethton Federal Savings and Loan Association; thence with the line of Elizabethton Federal Savings and Loan Association South 24 degrees 25 minutes 18 seconds East 190.16 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 dated July 14, 1988 and of record in the Register's Office for Washington County, Tennessee in Plat Book 9, page 408.

STATE OF TENNESSEE - WASHINGTON COUNTY

Received for Record the 8 day of Sept. A.D., 1988  
at 8:40 o'clock 9 M Noted In Book 47 Page 211  
and recorded in Deed Book 663 Page 27

State Tax \$ 20.00 Clerk's Fee \$          Recording Fee \$ 20.00  
Total \$ 20.00 Receipt No. 189844 Charles R. Beard, Reg.  
By Jandra Deputy