

Phyllis Lee Crisp, Register
Blount County Tennessee
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Rec'd: 15.00 Instrument #: 3004430
State: 0.00
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Other: 2.00 3/18/2025 at 1:45 PM
Total: 17.00 in
Record Book 2805 Pgs 2121-2123

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THIS INSTRUMENT PREPARED BY COSTNER GREENE, PLLC, 315 HIGH ST.,
MARYVILLE, TENNESSEE 37804 BY: STEVEN J. GREENE
C&G-7883 dp/sg

**AMENDED RESTRICTIONS APPLICABLE TO
COUNTRY LANE PROPERTIES**

WHEREAS, THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COUNTRY LANE PROPERTIES ARE OF RECORD IN MISC. BOOK 110, PAGE 735 IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE; AND,

WHEREAS, THE ORIGINAL DEVELOPER HAS WITHDRAWN FROM THE ADVISORY COMMITTEE FOR COUNTRY LANE PROPERTIES; AND,

WHEREAS, THE UNDERSIGNED PRESIDENT OF COUNTRY LANE PROPERTY OWNERS ASSOCIATION, INC. DOES HEREBY CERTIFY THAT AT A METTING HELD ON MARCH 25, 2000, AT LEAST 2/3 OF THE TRACT OWNERS VOTED IN PERSON OR BY PROXY TO AMEND SAID RESTRICTIONS REGARDING PRIVATE ROADS AND THAT AT A METTING HELD ON SEPTEMBER 16, 2021, AT LEAST 2/3 OF THE TRACT OWNERS VOTED IN PERSON OR BY PROXY TO AMEND SAID RESTRICTIONS REGARDING HERBICIDE USE, AS FOLLOWS:

1. That the following paragraph is hereby added to Article I, Definitions, Section 1, Paragraph (c) as follows:

"Entrance Roads" shall also mean and refer to those roads providing access to more than one owner's property which is currently governed under these Covenants and Restrictions for members to use as a means of access to their respective tracts. Such as, in the event a property owner owns more than one tract and conveys a tract to another party which requires a new road to be constructed for access to said conveyed tract, said new road shall also be maintained by the Property Owners Association herein.

2. That the following paragraphs are hereby added to Article XXII, Bridge and Road Maintenance, as follows:

The limits of road maintenance shall include the driving surface and the adjacent shoulder over to and including the drainage swale on each side of the road where the swale is at the same elevation as the road. Maintenance of vegetation beyond the drainage swale and tree limbs overhanging the road is the responsibility of the applicable property owner.

The Association shall maintain said roads in accordance with the conditions as installed by the Developer or the Association, and the Association shall not be responsible for maintenance or any alterations to the road surface that is not agreed upon and financed by the Association.

3. That the following sentence is hereby added to Article XIV, Unsightliness, as follows:

There shall be no broadcast herbicide use permitted in areas that can be seen by other tract owners due to its unsightly mess.

NOW, THEREFORE, PREMISES CONSIDERED AND OTHER GOOD AND VALUABLE CONSIDERATIONS, AND PURSUANT TO SAID RESTRICTIONS, THE UNDERSIGNED DO HEREBY CERTIFY SAID AMENDMENTS MADE HEREIN TO THE RESTRICTIONS OF RECORD IN MISC. BOOK 110, PAGE 735 IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE.

THE UNDERSIGNED ALSO DESIRES TO GIVE NOTICE THAT THE CURRENT ANNUAL ASSESSMENT FOR EACH TRACT IN COUNTRY LANE PROPERTIES IS ONE THOUSAND AND 00/100 DOLLARS (\$1,000.00), EXCEPT FOR TRACTS ON THE NORTH AND NORTHWESTERN SIDE OF THE BRIDGE WHICH CROSSES ELLEJOY CREEK WHICH SHALL BE FIVE HUNDRED AND 00/100 DOLLARS (\$500.00).

ALL OTHER TERMS AND CONDITIONS OF SAID RESTRICTIONS SHALL REMAIN THE SAME.

IN THE EVENT OF ANY CONFLICT WITH THE PROVISIONS SET FORTH IN THE PRIOR RESTRICTIONS, THIS AMENDMENT SHALL CONTROL.

THIS AGREEMENT SHALL INURE TO THE BENEFIT OF THE PARTIES HERETO, THEIR HEIRS AND ASSIGNS, AND SHALL RUN WITH THE LANDS HEREINABOVE DESCRIBED FOREVER.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS. THE PREPARER MAKES NO REPRESENTATION AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THIS INSTRUMENT.

IN WITNESS WHEREOF THE UNDERSIGNED HAS SET THEIR HANDS AND SEALS THIS THE 7th DAY OF March, 2025.

COUNTRY LANE PROPERTY OWNERS ASSOCIATION, INC.

BY: *Sandra D. Abel*
SANDRA D. ABEL, PRESIDENT

ATTESTED BY:

BY: *Liz Johnson*
LIZ JOHNSON, SECRETARY

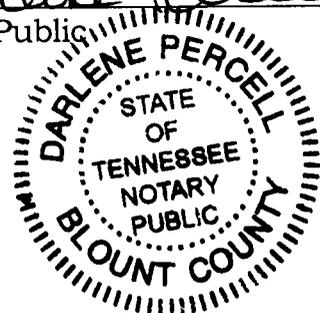
STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **SANDRA D. ABEL**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **PRESIDENT** of **COUNTRY LANE PROPERTY OWNERS ASSOCIATION, INC.**, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal, at office this the 7th day of March, 2025.

Darlene Percell
Notary Public

My Commission Expires: 1-30-29



STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **LIZ JOHNSON**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **SECRETARY** of **COUNTRY LANE PROPERTY OWNERS ASSOCIATION, INC.**, the within named bargainer, a corporation, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such officer.

WITNESS my hand and seal, at office this the 14th day of March, 2025.

Darlene Percell
Notary Public

My Commission Expires: 1-30-29

