

file

Prepared by and return to:
Cumberland Title & Guaranty Company, LLC
1300 Broad Street, Suite 200
Chattanooga TN 37402

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AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LONGHOLM AT RIVERVIEW

WHEREAS, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LONGHOLM AT RIVERVIEW (the "Declaration") is of record in Book 8711, Page 585, in the Register's Office of Hamilton County, Tennessee, as affected by a Scrivener's Affidavit of record in Book 8716, Page 992, in the Register's Office of Hamilton County, Tennessee; and,

WHEREAS, pursuant to the terms of the Declaration, SIGNATURE LAND COMPANY, LLC, a Tennessee limited liability company, its successors and assigns, is the Developer of Longholm at Riverview Subdivision (the "Development") and has the right to amend said Declaration; and,

NOW THEREFORE, SIGNATURE LAND COMPANY, LLC, a Tennessee limited liability company, does hereby amend the Declaration as follows:

1. Subchapter A, Section 3 of ARTICLE IV - COVENANT FOR MAINTENANCE ASSESSMENTS shall be interpreted as establishing that all Townhouse and Townhouse Lots are included in the annual assessment of \$3,600.00 per lot. These types of dwellings shall no longer be charged an annual assessment of \$4,200.00. So, as a new general rule - all dwellings shall be charged the same amount per year.

2. Subchapter B, and any reference thereto in the remainder of the Declaration, of ARTICLE IV - COVENANT FOR MAINTENANCE ASSESSMENTS is hereby deleted in its entirety. Consequently, the term "Detached Home" shall be synonymous with "Townhouses" and the term "Detached Home Lots" shall be synonymous with "Townhouse Lots."

3. ARTICLE V - ARCHITECTURAL CONTROL is hereby amended to add the following: All dwellings constructed, which share a party wall, shall have roofs constructed with shingles having the exact same specifications in all regards, shall have all trim and woodwork (with the exception of the front door) painted the same color(s); and shall not have any painted brickwork.

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4. Sections 5 and 6 of ARTICLE VIII - INSURANCE are hereby deleted in their entirety.

The Declaration shall remain in full force and effect, except as herein amended above.

IN WITNESS WHEREOF, the Developer has executed this amendment to the Declaration on this 17th day of January, 2017.

SIGNATURE LAND COMPANY, LLC,
a Tennessee limited liability company

By: *Dexter W. White*

Name: Dexter W. White

Title: Managing Member

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

Before me, a Notary Public of the state and county aforesaid, personally appeared Dexter W. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon path, acknowledged himself to be a Member of **SIGNATURE LAND COMPAY, LLC, a Tennessee limited liability company**, the within named bargainer, a limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Member.

WITNESS my hand and seal, at office in Hamilton County, Tennessee this 17th day of January, 2017.

Donna Parrish
NOTARY PUBLIC

6/10/2019
Commission Expiration

