

Phyllis Lee Crisp, Register  
Blount County Tennessee  
Rec #: 502350  
Rec'd: 10.00 Instrument #: 779657  
State: 0.00  
Clerk: 0.00 Recorded  
Other: 2.00 10/17/2016 at 3:11 PM  
Total: 12.00 in  
Record Book 2464 Pgs 655-656

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

**SUPPLEMENTAL RESTRICTIONS APPLICABLE**  
**TO THE RIDGE CLUB**  
**CONDOMINIUM DEVELOPMENT**

THIS DECLARATION MADE ON the date hereinafter set forth by  
**CURTIS MYERS**, of Blount County, Tennessee, hereinafter referred  
to as "Declarant"; and,

WHEREAS, Declarant acquired certain lands situated in  
District No. 19 of Blount County, Tennessee within Royal Oaks  
Subdivision, which is known as Tract 3A1 of The Ridge Club  
Condominium Development and being more particularly described by  
map of the same of record in Map File 3458 B in the  
Register's Office for Blount County, Tennessee, to which map  
specific reference is hereby made for a more particular  
description thereof; and,

WHEREAS, filed in connection with the original development of  
Royal Oaks Subdivision was a Declaration of Restrictions hereafter  
called the Original Declaration, which that original declaration  
was placed of record Misc. Record Book 99, Page 298 in the  
Register's Office for Blount County, Tennessee; and,

WHEREAS, the set of Original Declaration provided for  
additional properties to be brought within the plan of the  
Original Declaration which said supplemental declaration may  
contain such complimentary additions and modifications of  
covenants, conditions, and restrictions as might be necessary to  
reflect the different character of any of the added properties;  
and,

NOW THEREFORE, the Declarant hereby declares that said Tract  
3A1 described on said Map File 3458B shall be held, sold, and  
conveyed subject to all of the applicable easements, restrictions,  
covenants, conditions, homeowner's association membership and  
assessments, which are not in conflict with any matters contained  
in the Declaration of Condominium, including but not limited to  
less square footage and no garages, and which are contained in the  
Original Declaration which is of record in Misc. Record Book 99,  
Page 298 in the Register's Office for Blount County, Tennessee,  
except for the amendments and or additions to said Declaration  
which shall be pursuant to the Declaration of Condominium and the  
Horizontal Property Act, being Tennessee Code Annotated, §§ 66-  
27-101 through 66-27-123, as may be amended.

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

ROYAL OAKS PROPERTY OWNERS ASSOCIATION, INC. joins in the execution of this instrument to accept same.

IN WITNESS WHEREOF THE UNDERSIGNED HAS SET HIS HAND AND SEAL THIS THE 24th DAY OF September, 2016.

DECLARANT:

Curtis E Myers  
CURTIS MYERS

ROYAL OAKS PROPERTY OWNERS ASSOCIATION, INC.

BY: Curtis L Wells  
TITLE: President

STATE OF TENNESSEE  
COUNTY OF BLOUNT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CURTIS MYERS**, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of September, 2016.

Peggy Davis  
Notary Public

My Commission expires: 4.24.17

STATE OF TENNESSEE  
COUNTY OF BLOUNT

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Curtis L. Wells, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of **ROYAL OAKS 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 24th day of September, 2016.

Peggy Davis  
Notary Public

My Commission Expires: 4.24.17

