

This instrument was prepared by:
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Maryville, TN 37804

Phyllis Lee Crisp, Register
Blount County Tennessee
Rec #: 605926
Rec'd: 25.00 Instrument #: 916935
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 8/30/2021 at 8:00 AM
Total: 27.00 in
Record Book 2665 Pgs 2540-2543

**FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHASE I
ROYAL OAKS LEGACY VILLAS SUBDIVISION
A PLANNED UNIT DEVELOPMENT**

This First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Phase One Royal Oak Legacy Villas, Unit One, a Planned Unit Development is made and entered into on this the 25 day of AUGUST, 2021 by the undersigned officers of the Royal Oaks Legacy Villas Homeowners' Association, Inc., (the "Association").

WITNESSETH:

WHEREAS, an original Declaration of Covenants, Conditions and Restrictions for Phase One Royal Oaks Legacy Villas Subdivision, a Planned Unit Development, was recorded in Record Book 2067, Page 294 in the Register's Office for Blount County Tennessee; and

WHEREAS, an Amended and Restated Declaration of Covenants, Conditions and Restrictions for Phase One Royal Oaks Legacy Villas Subdivision, a Planned Unit Development ("Amended Covenants,") was duly recorded in the Register's Office for Blount County, Tennessee in Record Book 2515, Page 998; and

WHEREAS, the Amended Covenants provide in Article X, Section 3 for their amendment at any time upon the vote or written consent of at least 2/3 of the Owners of the Lots, as shall be certified by the secretary and president of the Association and recorded in the Register's Office for Blount County, Tennessee; and

WHEREAS, a vote by written ballot was taken of the Owners and at least 2/3 of the Owners voted in favor of the following amendments to the Amended Covenants;

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE PREMISES, the Amended Covenants are hereby amended as follows, but otherwise remain in full force and effect.

1. Article III, Section 4. *Replacement Reserves*, is hereby amended with the following paragraph deleted in its entirety:

~~(d). Concrete driveways and walkways—Repair major holes or cracks as needed and replace as necessary.~~

2. In Article V, *Exterior Maintenance*, in the first paragraph, where maintenance that shall not be included in what is provided by the Association, being the sole responsibility of the Owner is listed, the following subsection is hereby added:

(c). Driveways, walkways, and entryways (hereinafter collectively referred to as "Driveways")

3. Directly under the new subsection (c) above, the following paragraph is hereby added to Article V:

Changes to Driveways by the Owner – New or replacement Driveways must be approved in advance of commencement of construction by and meet the criteria of the Association's ARC and the Royal Oaks Property Owners Association's Architectural Review Committee to ensure uniformity. All concrete Driveways must have sufficient expansion joints and control crack joints to help reduce cracking. Decorative resurfacing of Driveways is not recommended and may be prohibited by the ARC. Driveways are subject to inspection by the Board of Directors and/or ARC, and Owners must provide access for such inspection.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association hereby certify by signing below that a vote on written ballot of at least 2/3 of the Owners of the Lots in Royal Oaks Legacy Villas was taken resulting in the approval of the preceding amendment by at least 2/3 of said Owners, with one vote being counter per Lot.

IT IS SO CERTIFIED.

ROYAL OAKS LEGACY VILLAS HOMEOWNERS'
ASSOCIATION, INC.:

BY: Carol Jordan
CAROL JORDAN

ITS: SECRETARY

STATE OF TENNESSEE)
COUNTY OF Blount)

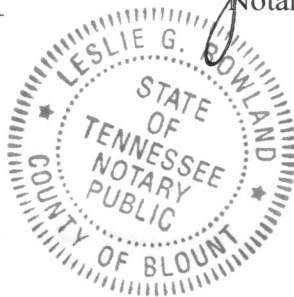
Before me, a Notary Public in and for said County, personally appeared CAROL JORDAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Secretary of ROYAL OAKS LEGACY VILLAS HOMEOWNERS' ASSOCIATION, INC., the within named bargainor, a corporation, and that he/she as such Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Secretary.

WITNESS my hand and official seal at office this 24th day of August, 2021.

My Commission Expires:

2/28/24

Leslie G. Rowland
Notary Public



ROYAL OAKS LEGACY VILLAS HOMEOWNERS'
ASSOCIATION, INC.:

BY: *Linda A. Cruze*
LINDA CRUZE

ITS: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF Blount)

Before me, a Notary Public in and for said County, personally appeared LINDA CRUZE, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of ROYAL OAKS LEGACY VILLAS HOMEOWNERS' ASSOCIATION, INC., the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as President.

WITNESS my hand and official seal at office this 25 day of August, 2021.

My Commission Expires:

8-22-23

Michelle Gladstone
Notary Public

