

THIS INSTRUMENT WAS PREPARED BY

Julie Mauck

NAME

ADDRESS

12903 Pin Oak Cir  
Knoxville TN 37934

SHERRY WITT  
REGISTER OF DEEDS  
KNOX COUNTY

**THIRD AMENDMENT TO DECLARATION  
OF COVENANTS AND RESTRICTIONS**

Prepared by The Sedgefield Homeowners Association.

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS (hereinafter, the "Declaration") is entered into to be made effective as of the 1<sup>st</sup> day of January, 2004, by SEDGEFIELD HOMEOWNERS ASSOCIATION, INC., a Tennessee not for profit corporation hereinafter referred to as the "Association" and those owners of lots in Sedgefield Subdivision located in District No. Six (6) of Knox County, Tennessee, hereinafter referred to as "Lot Owners", for the purpose of amending certain restrictions in said Declaration.


**W I T N E S S E T H:**

WHEREAS, the Declaration was placed of record in Deed Book 1926, page 314, in the Knox County Register's Office and subsequently amended by instrument recorded in Warranty Book 1927, page 642, and then again in Warranty Book 1953, page 575, (collectively, the "Declaration as amended"), and

WHEREAS, the Declaration as amended is currently still in effect in Sedgefield Subdivision; and

WHEREAS, the Declaration as amended provides that the Association may change the maximum and basis of the annual assessments provided that any such change shall have the assent of a majority of the votes of the Lot Owners; and

WHEREAS, the Lot Owners have, by vote of the majority, written evidence of which is held in the files of the Association, elected to change said maximum and basis of the annual assessments by amending said Declaration as amended.

  
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REC'D FOR REC 08/29/2008 11:31:47AM  
RECORD FEE: \$12.00  
M. TAX: \$0.00 T. TAX: \$0.00  
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NOW, THEREFORE, the Association hereby amends and modifies Article V, Section 3, Basis and Maximum of Monthly Assessments, of the Declaration as amended to read as follows:

Section 3. Basis and Maximum of Monthly Assessments. The monthly assessment shall be \$20.00 per lot. From and after January 1, 2004, the monthly assessment may be increased by vote of the members as hereinafter provided.

EXCEPT AS HEREIN MODIFIED, said Declaration as amended remains in full force and effect.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed by its duly authorized officer on this the 28 day of August, 2008.

Sedgefield Homeowners Association, Inc.  
By: [Signature]  
Title: President

STATE OF TENNESSEE )  
                                  ) SS  
COUNTY OF KNOX        )

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Maureen E. Cianciolo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the president of Sedgefield Homeowners Association, Inc., the within-named declarant, a corporation, and that he/she as such authority, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as president.

WITNESS my hand and seal in Knox County, this 28<sup>th</sup> day of August, 2008.

[Signature]  
Notary Public

My Commission Expires: 2-8-2012

