THIS INSTRUMENT WAS PREPARED BY

Dawn Willis

NAME

331 Mapletree Drive, Knoxville, TN 37934

ADDRESS

FOURTH AMENDMENT TO DECLARATION OF THE COVENANTS AND RESTRICTIONS

Prepared by the Sedgefield Homeowners Association.

THIS FOURTH AMENDMENT TO DECLARTION OF COVENANTS AND RESTRICTIONS (hereinafter, the "Declaration") is entered into to be made effective as of the 21st day of January, 2018, 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.

WITNESSETH:

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.

Knox County Page: 1 of 2 REC'D FOR REC 03/12/2018 1:20:48PM

RECORD FEE: \$12.00

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NOW, THEREFORE, the Association hereby amends and modifies Article V, Section 3, Basis and Maximum of Annual Assessments, of the Declaration as amended to read as follows:

Section 3. Basis and Maximum of Annual Assessments. The annual assessment shall be \$300.00 per lot. From and after January 21, 2018 the annual assessment may be increased by vote of the members as hereinafter provided.

EXCEPT AS HEREIN MODIFIED, said Declaration as amended remains in fu force and effect.
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IN WITNESS WHEREOF, the Association has caused this instrument to be executed be its duly authorized officer on this
Sedgefield Homeowners Association, Inc.
By: Dank Palme Title: HOA PREZIDENT
STATE OF TENNESSEE)
) SS
COUNTY OF KNOX)
Before me, the undersigned authority, a Notary Public in and for said County and Sate aforesaid, personally appeared David Passmare, with whom I am
personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon out
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 DAVIN PASSMORE POS! DENT
WITNESS my hand and seal in Knox County, this 9 day of March , 2018
Carissa J. Wanenagan
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Notary Public Notary Public Notary Public Notary Public Notary Public Notary Public Page 2 of 2
Page 2 of 2

Page: 2 0F 2 201803120053586